



Project: Bittencourt Residence

To: Village of Irvington Architecture Review Board Property Address: 39 Matthiessen Park, Irvington, NY
Sent By: Robert A. Cardello Architects Date: December 6th 2021

TRANSMITTAL

We are sending herewith:

Dwg. #	Copies	Date	Description
	1	12/06/21	Flash drive with the digital files mentioned below
	1	12/06/21	Building Permit Check
	3	12/06/21	Cover Letter to the Village
	3	12/06/21	Exterior Materials Concept Images Set – 11 pages
	3	12/06/21	Specifications Booklet – 38 pages
T1.00	3	12/06/21	<i>Cover Sheet</i> (T1.00), prepared by Robert A. Cardello Architecture + Design,
TP-1	3	12/06/21	<i>Topographic Survey</i> (TP-1), prepared by Ahneman Kirby engineers, Surveyors, Planners, Rev #7 dated November 03, 2021
LC-1	3	12/06/21	<i>Lot Coverage</i> (LC-1), prepared by Hudson Engineering & Consulting, P.C., Rev #1 dated October 20, 2021
SA.1	3	12/06/21	<i>Slope Analysis</i> (SA-1), prepared by Hudson Engineering & Consulting, P.C., Rev #2 dated November 17, 2021
C-0	3	12/06/21	<i>Demolition Plan</i> (C-0), prepared by Hudson Engineering & Consulting, P.C., Rev #2 dated November 17, 2021
C-1	3	12/06/21	<i>Existing Conditions Plan</i> (C-1), prepared by Hudson Engineering & Consulting, P.C., Rev #5 dated November 17, 2021
C-2	3	12/06/21	<i>Site Plan</i> (C-2), prepared by Hudson Engineering & Consulting, P.C., Rev #5 dated November 17, 2021
C-3	3	12/06/21	<i>Stormwater Management Plan</i> (C-3), prepared by Hudson Engineering & Consulting, P.C., Rev #3 dated November 17, 2021
C-4	3	12/06/21	<i>Details</i> (C-4), prepared by Hudson Engineering & Consulting, P.C., Rev #1 dated October 20, 2021
C-5	3	12/06/21	<i>Details</i> (C-5), prepared by Hudson Engineering & Consulting, P.C., Rev #1 dated September 22, 2021
L-1	3	12/06/21	<i>Tree Removals and Protection Plan</i> (L-1), prepared by IQ Landscape Architects, Rev #4 dated November 17, 2021

L-2	3	12/06/21	<i>Landscape Design Plan (L-2)</i> , prepared by IQ Landscape Architects, Rev #4 dated November 17, 2021
L-3	3	10/17/21 <i>Revised</i>	<i>Pool Plan (L-3)</i> , prepared by IQ Landscape Architects, Rev #3 dated November 17, 2021
MP-1	3	12/06/21	<i>Wetlands Mitigation Plan (MP-1)</i> , prepared by Robert A. Cardello Architecture + Design , dated November 17, 2021
MP-2	3	12/06/21	<i>Proposed Mitigation Planting Plan, notes & details (MP-2)</i> , prepared by Robert A. Cardello Architecture + Design , dated November 17, 2021
A1.00	3	12/06/21	<i>Subject Property Existing Site Photos (A1.00)</i> , prepared by Robert A. Cardello Architecture + Design
A1.01	3	12/06/21	<i>Affected Neighboring Properties Building Scale and Coverage (A1.01)</i> , prepared by Robert A. Cardello Architecture + Design
D2.00	3	12/06/21	<i>Existing/Demolition Floor Plans and Exterior Elevations (D2.00)</i> , prepared by Robert A. Cardello Architecture + Design,
R3.00	3	12/06/21	<i>Proposed Rendering from South (R3.00)</i> , prepared by Robert A. Cardello Architecture + Design,
R3.01	3	12/06/21	<i>Proposed Rendering from North (R3.01)</i> , prepared by Robert A. Cardello Architecture + Design,
A2.00	3	12/06/21	<i>Proposed Basement Plan With Existing Footprint (A2.00)</i> , prepared by Robert A. Cardello Architecture + Design, dated November 17, 2021
A2.01	3	12/06/21	<i>Proposed First Floor Plan With Existing Footprint (A2.01)</i> , prepared by Robert A. Cardello Architecture + Design,
A2.02	3	12/06/21	<i>Proposed Second Floor Plan With Existing Footprint (A2.02)</i> , prepared by Robert A. Cardello Architecture + Design,
A2.03	3	12/06/21	<i>Proposed Roof Plan with Roof Leader (A2.03)</i> , prepared by Robert A. Cardello Architecture + Design,
A3.00	3	12/06/21	<i>Proposed Elevations with Existing Underlay (A3.00)</i> , prepared by Robert A. Cardello Architecture + Design,
A3.01	3	12/06/21	<i>Proposed Elevations with Existing Underlay (A3.01)</i> , prepared by Robert A. Cardello Architecture + Design,
E2.01	3	12/06/21	<i>Proposed Dark Sky Compliant Exterior Lighting Plan (E2.01)</i> , prepared by Robert A. Cardello Architecture + Design,



TO: Village of Irvington – Architectural Review Board
FROM: Rui Luis, Robert A. Cardello Architects, LLC
DATE: December 06, 2021
RE: 39 Mattheissen Park, Irvington NY 10533

I am writing on behalf of our clients, Robert and Lisa Bittencourt, owners of the property located at 39 Mattheissen Park, which is in the Village's 1F-60 Zoning and View Preservation Overlay Districts (the "Property"). The Bittencourts have applied to your Architectural Review Board for Approval. We have received approval from the Members of the Planning Board of Appeals December 1st and granted the variance from ZBA at November 23rd for the proposed pool location.

Specifically, and as depicted in more detail on the plans submitted with this letter, the Bittencourts are proposing the removal of the existing residence, detached garage, patio, in-ground swimming pool and gazebo from the Property, and the construction of a new, two story wood framed single family house with attached 3-car garage (6,724 s.f.), outdoor patio area, new in-ground swimming pool, minor driveway modifications, site retaining walls (all less than 4' above grade), site drainage with retention area and landscaping.

On the Bittencourts' behalf, we submit herewith the following for the ARB review and approval only, more developed drawings will be submitted for the Building Permit approval:

1. Building Permit application – with a check
2. One Flash Drive with the digital documents
3. Exterior Materials Concept Images Set – 11 Pages
4. Specification Booklet – 38 Pages

5. Plan Set: New Construction, Bittencourt Residence, 39 Matthissen Park, Irvington, New York:
- i. *Cover Sheet* (T1.00), prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
 - ii. *Topographic Survey* (TP-1), prepared by Ahneman Kirby engineers, Surveyors, Planners, Revision #7 dated November 03, 2021
 - iii. *Lot Coverage* (LC-1), prepared by Hudson Engineering & Consulting, P.C., dated August 18, 2021, last revised October 20, 2021.
 - iv. *Slope Analysis* (SA-1), prepared by Hudson Engineering & Consulting, P.C., dated August 18, 2021, last revised November 17, 2021
 - v. *Demolition Plan* (C-0), prepared by Hudson Engineering & Consulting, P.C., dated September 22, 2021, last revised November 17, 2021
 - vi. *Existing Conditions Plan* (C-1), prepared by Hudson Engineering & Consulting, P.C., dated August 18, 2021, last revised November 17, 2021
 - vii. *Site Plan* (C-2), prepared by Hudson Engineering & Consulting, P.C., dated August 18, 2021, last revised November 17, 2021
 - viii. *Stormwater Management Plan* (C-3), prepared by Hudson Engineering & Consulting, P.C., dated August 18, 2021, last revised November 17, 2021.
 - ix. *Details* (C-4), prepared by Hudson Engineering & Consulting, P.C., dated August 18, 2021, last revised October 20, 2021
 - x. *Details* (C-5), prepared by Hudson Engineering & Consulting, P.C., dated August 18, 2021, last revised September 22, 2021
 - xi. *Tree Removals and Protection Plan* (L-1), prepared by IQ Landscape Architects, dated September 16, 2021, last revised November 17, 2021.
 - xii. *Landscape Design Plan* (L-2), prepared by IQ Landscape Architects, dated September 16, 2021, last revised November 17, 2021.
 - xiii. *Pool Plan* (L-3), prepared by IQ Landscape Architects, dated September 16, 2021, last revised November 17, 2021
 - xiv. *Existing / Proposed Grading & Mitigation Planting Plan* (MP-1), prepared by Robert A. Cardello Architecture +Design, dated November 17, 2021;
 - xv. *Proposed Mitigation Planting Plan Notes & Details* (MP-2), prepared by Robert A. Cardello Architecture +Design, dated November 17, 2021;
 - xvi. *Subject Property Existing Site Photos* (A1.00), prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
 - xvii. *Affected Neighboring Properties Building Scale and Coverage* (A1.01), prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;

- xviii. *Existing/Demolition Floor Plans and Exterior Elevations (D2.00)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
- xix. *Proposed Rendering from the South (R3.00)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
- xx. *Proposed Rendering from the North (R3.01)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
- xxi. *Proposed Basement Plan With Existing Footprint (A2.00)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
- xxii. *Proposed First Floor Plan With Existing Footprint (A2.01)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
- xxiii. *Proposed Second Floor Plan With Existing Footprint (A2.02)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
- xxiv. *Proposed Roof Plan with Roof Leader (A2.03)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
- xxv. *Proposed Elevations with Existing Underlay (A3.00)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;
- xxvi. *Revised Elevations Comparison Over Previous Submission (A3.01)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021; and
- xxvii. *Proposed Dark Sky Compliant Exterior Lighting Plan (E2.01)*, prepared by Robert A. Cardello Architecture + Design, dated December 06, 2021;

We look forward to the opportunity to review this application further with your Board at your meeting scheduled for December 27, 2021. If you have any questions or would like additional information in the interim, please do not hesitate to contact us.

Thank you for your consideration.

w/enclosures

cc: Robert & Lisa Bittencourt

APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

Application Number:	1157	Date:	12/02/2021
Job Location:	39 MATTHIESSEN PARK	Parcel ID:	2.50-17-2
Property Owner:	Lisa & Robert Bittencourt	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Rui Pedroso Luis	
Robert Cardello Architects	
60 Post road west Westport CT 06880	
2038532524	

Description of Work

Type of Work:	New Construction	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	2500000.00	Property Class:	1 FAMILY RES

Description of Work

I am writing on behalf of our clients, Robert and Lisa Bittencourt, owners of the property located at 39 Mattheissen Park, which is in the Village's 1F-60 Zoning and View Preservation Overlay Districts (the "Property"), on the Open-Space Inventory Map (#11), is within 500 yards of the Hudson River, and contains a watercourse (Riverview Road Brook) and a wetland (Hoch Pond), in addition, a variance for the pool location was approved by Zoning Board of Appeals.

The Bittencourts are proposing the removal of the existing residence, detached garage, patio, in-ground swimming pool and gazebo from the Property, and the construction of a new, two story wood framed single family house with attached 3-car garage (6,724 s.f.), outdoor patio area, new in-ground swimming pool, minor driveway modifications, site retaining walls (all less than 4' above grade), site drainage with retention area and landscaping.

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 39 MATTHIESSEN PARK

Parcel Id: 2.50-17-2

AFFIDAVIT OF APPLICANT

I Rui Pedroso Luis being duly sworn, depose and says: That s/he does business as: **Robert Cardello Architects** with offices at: **60 Post road west Westport CT 06880** and that s/he is:

- ☐ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at: _____
_____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☒ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

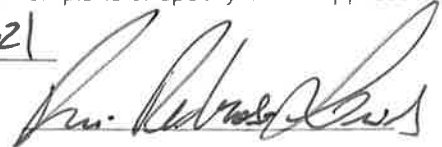
Sworn to before me this 3 day of DECEMBER of 2021



Notary Public / Commission of Deeds

TRICIA SWAIN

My Commission expires 3/31/2026



Applicant's Signature

OWNER'S AUTHORIZATION

I **Lisa & Robert Bittencourt** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number (917) 579-4656 Owner email address Robert.bittencourt@gmail.com

- ☒ **LISA BITTENCOURT AND ROBERT BITTENCOURT** I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.


Sworn to before me this 3 day of DECEMBER of 2021



Notary Public / Commission of Deeds

TRICIA SWAIN

My Commission expires 3/31/2026



Applicant's Signature

INSTRUCTIONS

REQUIREMENTS FOR OBTAINING A PERMIT:

The following items must be submitted in order to obtain a Building Permit:

1. One (1) Building Permit application signed by the owner or a notarized Agent Letter.
2. One (1) property survey (signed and sealed), reflecting existing conditions.
3. Two (2) sets of construction drawings and specifications, including existing and proposed conditions, state design criteria, structural and architectural details, plans, and cross sections, mechanical, electrical, and plumbing drawings (signed and sealed by a licensed professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site www.irvingtonny.gov) prior to submission).
7. Visit the Village of Irvington website www.irvingtonny.gov for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: www.irvingtonny.gov.
9. Provide evidence that the application meets the NYS Energy code as described by www.dos.state.ny.us/code/energycode/overview.htm

Contractor Requirements in order to obtain a Building Permit:

10. Contractor's Certificate of Liability listing the Village of Irvington as the Certificate Holder with no disclaimer in the description other than certificate holder is named additional insured (any additional comments will not be accepted).
11. Contractor's Workers Compensation C-105 form (or equivalent) listing the Village of Irvington as Certificate Holder.
12. Copy of Contractor's Westchester County Home Improvement License.
13. All information above uploaded into permit application with the contractor's contact information, including mailing address, phone number, and email address.
14. Contractor's signature on Affidavit of Contractor (required prior to issuance of the permit).

Please Note:

-State Law requires that the contractor submits a copy of Workman's Compensation as required by the New York State Disability Insurance naming the Department of Buildings, Village of Irvington as certificate holder and showing coverage for general contracting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be submitted.

- Please be advised under State and Municipal Laws, the Workman's Compensation and Disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" is no longer acceptable as proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486-6307 or by visiting their website or by contacting your insurance provider.

FEES ASSOCIATED WITH BUILDING PERMIT APPLICATION (All fees must be paid at time of application):

Fee schedule

Building Permit (Non-Refundable)

* Application fee \$85

* Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

85

• Inspection Fees (as applicable)

- | | |
|--|--|
| • Insulation: \$50 | • Footing: \$50 |
| • Solid Fuel: \$50 | • Preparation for concrete slabs and walls: \$50 |
| • Foundation and footing drain: \$50 | • Framing: \$50 |
| • Energy Code Compliance: \$50 | • Building systems, including underground and rough-in: \$50 |
| • Sediment and erosion control: \$50 | • Fire resistant construction and penetrations: \$50 |
| • Footing: \$50 | • Final Inspection for C.O.: \$50 |
| • Preparation for concrete slabs and walls: \$50 | • State and local laws (per re-inspection): \$50 |

Total Inspections

* Certificate of Occupancy Fees: One dollar (\$1.00) per thousand dollars of estimated cost. Minimum Fee \$25.00

* Permit Revisions or Amendment: \$50.00 (plus \$17 per thousand (\$1000), of the estimated cost of construction and any additional inspections fees).

* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior to applying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500.00.

(To be collected at time of submission of application) Total

(Note: pursuant to 224-54A all permits are valid for one (1) year from date on permit
Any permit that expires will be subject to additional fees.)

12038

FAIRFIELD COUNTY BANK
WESTPORT, CT 06880
51-722712211

12/6/2021

ROBERT A. CARDELLO ARCHITECTS
60 Post Road West
Westport, CT 06880
203.853.2524

PAY TO THE
ORDER OF

Village of Irvington

\$**45,550.00

Forty-Five Thousand Five Hundred Fifty and 00/100

DOLLARS

Village of Irvington
85 Main Street
Irvington, NY 10533

39 Mattheissen Park

MEMO

⑈012038⑈ ⑆221172270⑆ 6165330803⑈

12038

ROBERT A. CARDELLO ARCHITECTS

Village of Irvington

Date Type Reference

12/3/2021 Bill

Original Amt
45,550.00

Balance Due
45,550.00

Discount
12/6/2021

Check Amount

Payment
45,550.00
45,550.00

Fairfield County Bank 39 Mattheissen Park

45,550.00

39 Matthiessen Park, Irvington NY

Exterior Materials Concept Images Set – December 6th, 2021

Exterior Materials Schedule				
Location	Material	Color	Reference Exterior Material Set	Reference Specifications Set
Exterior Finish Siding	Cedar Wood shingles + Stone	Gray	Page 2	Page 2
Roof	Composite Roof Shakes	Dark Gray	Page 3	Page 3
Porch Roof (front and Back of the house)	Metal Roof	Gray	Page 4	Page 4
Fireplace Chimney	Stone Veneer	Byram Black – Ashlar Pattern	Page 5	Page 6
Gutter and Leaders	Galvanized Steel	Silver	Page 4	
Windows & Terrace Doors	Composite and Fiberglass + Glass	White	Page 4	Page 5
Main Door	Solid Custom Wood	Brown	Page 6	
Garage Door	Composite + Glass	White	Page 7	
Columns, Trims, Horizontal Banding, Moldings, Eaves, Rakes	Composite	White	Page 4	
Front and Rear Porch Finish Floor	Bluestone	Gray	Page 4	
Terrace Finish Floor	Bluestone	Gray	Page 4	Page 7
Terrace Steps	Stone Veneer + Bluestone	Gray	Page 4	Page 7
Covered Terrace Ceiling	Composite Boards	White	Page 8	Page 8
Railings	Stainless Steel Cable + IPE Wood	Silver + Brown	Page 9	Page 9
Covered Porch Screen	Motorized Retractable Screen	Black	Page 10	
Outdoor Shower Enclosure	Cedar Wood	White	Page 11	
Retaining Walls	Dry-Stack Stone	Byram Black – Ashlar Pattern	Page 4	

Exterior Finish Siding



*concept image - Refer architectural elevations for proposed design

Roof Material



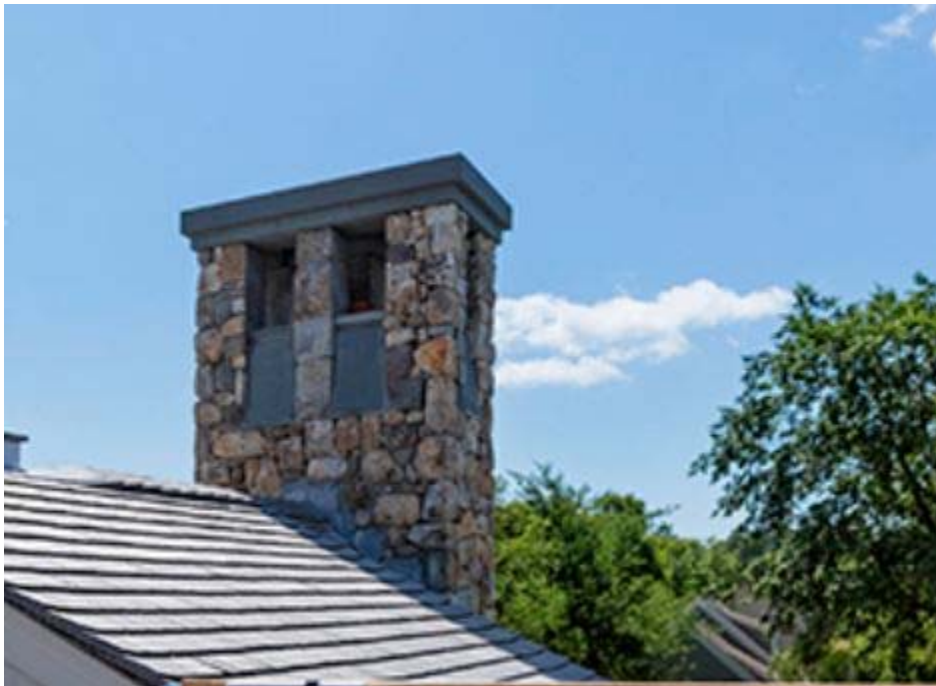
* concept image - Refer architectural elevations for proposed design

Metal Roof at Main Entrance and Rear Porch
Gutter and Leaders
Terrace Doors
Windows (proposed casement)
Columns
Terrace Floor and Steps
Stone Wall



*concept image - Refer architectural elevations for proposed design

Fireplace Chimney
(Design concept – stone will be different)



* concept image - Refer architectural elevations for proposed design

Main Door (Custom)



*concept image - Refer architectural elevations for proposed design

Garage Door



*concept image - Refer architectural elevations for proposed design

Covered porch ceiling



*concept image - Refer architectural elevations for proposed design

Cable Railing



*concept image - Refer architectural elevations for proposed design

Screen Porch Screen System



*concept image - Refer architectural elevations for proposed design

Outdoor Shower Enclosure (Painted white)



*concept image - Refer architectural elevations for proposed design



39 Matthiessen Park, Irvington NY

Specifications List

▪ Exterior Finish Siding	Page 2
▪ Roof	Page 3
▪ Porch Roof	Page 4
▪ Windows & Doors	Page 5
▪ Stone Wall Veneer	Page 6
▪ Bluestone	Page 7
▪ Covered Porch Ceiling	Page 8
▪ Cable Railing	Page 9
▪ Exterior Lights	Page 10
▪ Exterior Gas Fireplace	Page 11

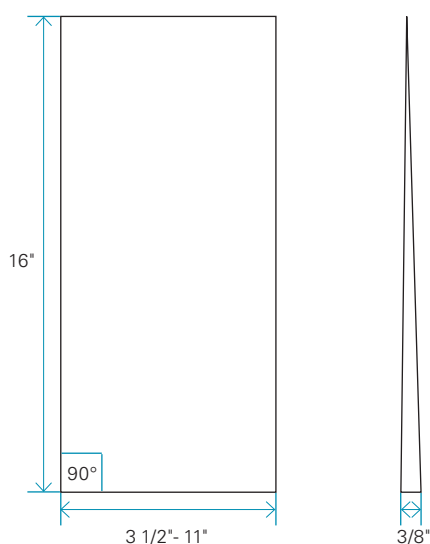


39 Matthiessen Park, Irvington NY

Exterior Finish Siding Specifications

Individual Shingles

RESQUARED AND REBUTTED. NATURAL (KILN DRIED) OR FACTORY-STAINED.



PRE FINISH GRAY COLOR

STAIN	GRADE	BUTT THICKNESS	WIDTH	NOMINAL LENGTH	INSTALLATION
Solid stain 2 coats	Nantucket™ Kennebunk™	3/8"*	3 1/2"-11"*	16"*	Sidewall use
Semi-transparent Spice series	Nantucket™ Kennebunk™	3/8"*	3 1/2"-11"*	16"*	Sidewall use

General Specifications

SPECIES:

- Eastern White Cedar – *Thuja occidentalis*

MANUFACTURING

- Stellite-tipped blades: minimize raised grain
- Kiln-dried to 12% - 16% moisture content

PACKAGING AND COVERAGE

- Each box covers around 25 sq. ft at 5" exposure.

AVAILABLE COLOURS

- Maibec solid stain colour chart
- Semi-transparent Spice series
- Unlimited choice of solid colours thanks to our TrueMatch® system

FACTORY-STAINING

- Every shingle is factory-coated on all sides in a controlled environment for maximum stain absorption and retention. This also provides increased protection from the damaging effects of the sun and the elements.
- Following the stain application, the shingles are sent through a state of the art drier for

curing. The product of European technology, this drier cures the stain from the inside out. The shingles are then cooled down and packaged. This unique system increases the durability of the product once installed.

- Low-volatile organic compounds (VOCs) water-based stains.

For exterior use only.

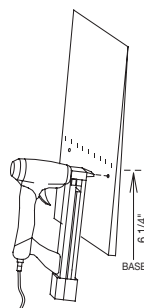
Individual Shingles

Installation

FASTENING REFERENCE LINE

Maibec shingles feature a fastening reference line found 6 1/4" from the base of the shingle. For the 5" required shingle exposure, fasten just below the reference line to respect the installation requirement.

See the Maibec Shingles installation guides to know all installation requirements.



Installation System

STAPLES

- Stainless steel or aluminum staple with minimum 7/16" crown, minimum 16 gauge
- Two fasteners per shingle, regardless of its width

NAILS

- Stainless steel or hot dipped galvanized
- Ring shank blunt tip nail with minimum 7/32" head
- Two fasteners per shingle, regardless of its width

How to Calculate

HOW TO CALCULATE THE AMOUNT OF SIDING NEEDED

Example – Area to cover: 1,000 ft²

For 5" exposure, add 3% to the area to cover

$$1,000 \text{ ft}^2 \times 1.03 = 1,030 \text{ ft}^2$$

$$1 \text{ box} = 25 \text{ ft}^2$$

$$1,030 \text{ ft}^2 = 41 \text{ boxes}$$

WARRANTY* – SHINGLES SOLID STAIN



WARRANTY* – SHINGLES "SPICE" SERIES



* SOME RESTRICTIONS APPLY. SEE DETAILED WARRANTIES.

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MAY 2019

B1616304.4A











39 Matthiessen Park, Irvington NY

Roof Specifications



A ROOF DOESN'T GET ANY BETTER THAN
DaVinci

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. You won't find a better looking or better performing roof at any price.

		ASPHALT	NATURAL SHAKE
 WIND RESISTANT	●	●	●
 FIRE RESISTANT	●	●	●
 IMPACT RESISTANT	●	●	●
 FREEZE/THAW RESISTANT	●	●	●
 MAINTENANCE-FREE	●	●	●
 COLOR-FADE RESISTANT	●	●	●
 LIGHTWEIGHT	●	●	●

STRENGTH ●
AVERAGE ●
WEAKNESS ●

Building Code & Testing Approvals: ICC-ES ESR-2119; Miami-Dade County, FL; CA Title 24; Texas Dept. of Insurance; LEED contribution; Class A Fire, Class 4 Impact; WUI; and CCMC 14094-R



DAVINCI ROOFSCAPES
13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624
DAVINCIROOFSCAPES.COM

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Printing reproduction of colors shown in this brochure may vary from actual product.
MLDVSESHBRO - 2/2020



SELECT SHAKE ROOFING
Timeless beauty for every home

Introducing DAVINCI SELECT SHAKE

DaVinci Select Shake molds are created from authentic cedar shake, giving your home the beauty of real cedar without the ongoing maintenance and upkeep. With our wide range of profiles, there's nothing holding you back from your dream home.

DAVINCI JUST MADE A GREAT THING *greater*

With the DaVinci reputation of durability and effortless upkeep, our Select Shake tiles imitate authentic cedar shake better than any product on the market. DaVinci Select Shake molds are taken from real wood profiles, making them perfect for projects where a traditional cedar look is desired. DaVinci doesn't stop at beauty—the product design of our Select Shake allows for faster installation and will withstand whatever Mother Nature brings to the exterior of your home. When you're looking for the beauty of real cedar shake with the lasting elegance of DaVinci, our Select Shake has your home covered.

THE ONLY LIMIT IS YOUR *imagination*

Nobody offers more options for your home than DaVinci. Whether you're looking for a single color or one of our expertly-crafted color blends, DaVinci Select Shake will bring your aesthetic vision to life. Our shake tiles come in 8" and 10" widths. The 10" pieces have a simulated keyway to give the look of 4" and 6" shake to create a multi-width appearance. With DaVinci, you can make your dream home a reality.

DaVinci Select Shake is created from authentic wood profiles, making it the most realistic roofing product on the market.

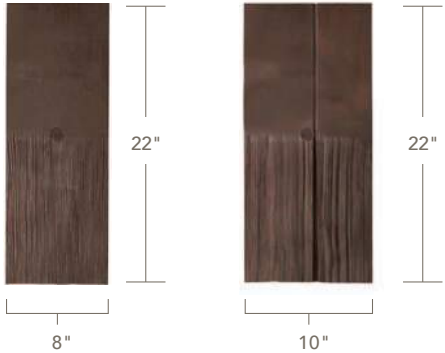


Get the warmth of a patina while retaining beauty for decades.



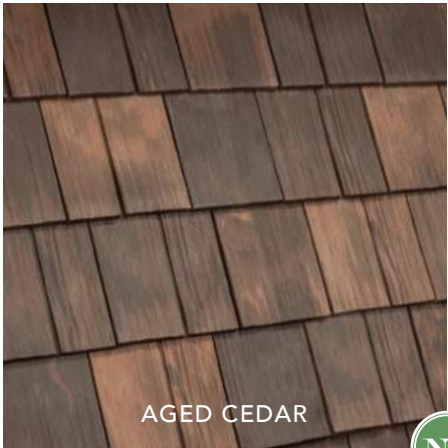
DaVinci Select Shake

WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
8", 10"	5/8"	10" (284 lbs), 9" (316 lbs)
Can be installed at 9" or 10" exposure.		

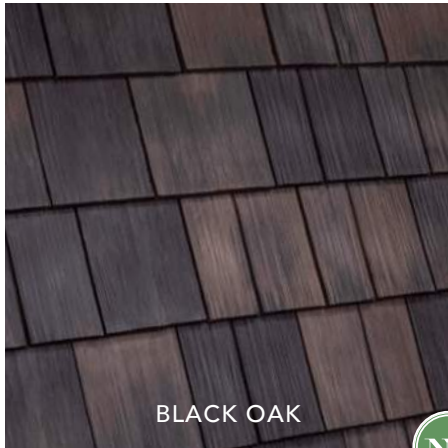


*The beauty of natural shake...
but ours is for keeps.*

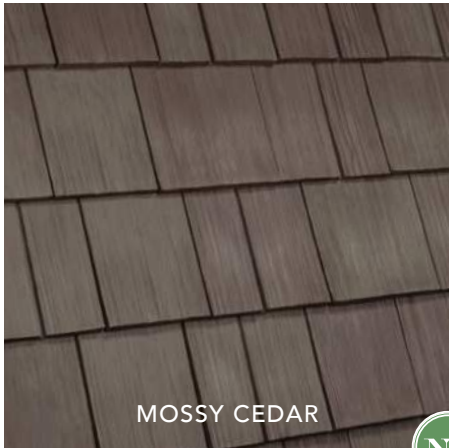
DaVinci's Select Shake roofing provides the craftsmanship and authenticity of natural, hand-split cedar shake with the advantages of color stability and a lifetime warranty. Meet your vision and make your dream home a reality with our versatile design.



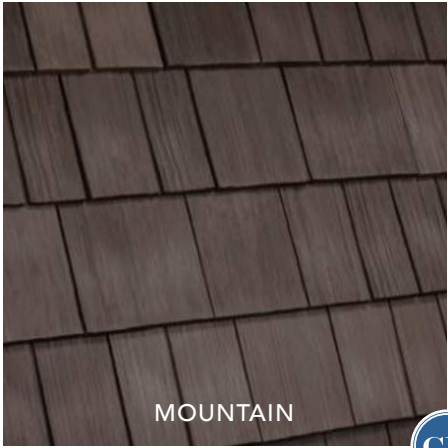
AGED CEDAR



BLACK OAK

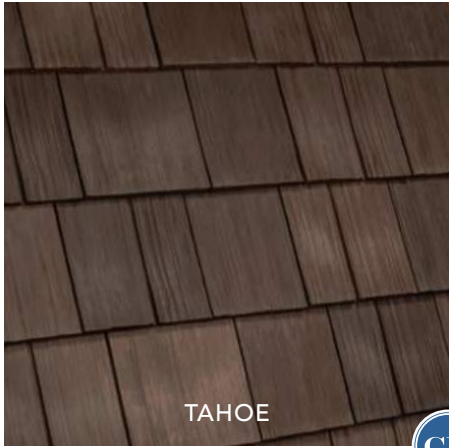


MOSSY CEDAR



MOUNTAIN

**IF YOU'RE LOOKING
FOR A WORRY-FREE,
BEAUTIFUL, BEST-IN-
CLASS ROOF THAT CAN
WITHSTAND ANY STORM,
LOOK TO DAVINCI.**



TAHOE



CHESAPEAKE



AUTUMN



WEATHERED GRAY

Roof Color Selection

CR ALSO AVAILABLE
IN COOL ROOF COLOR

NC NATURE CRAFTED COLLECTION™

DAVINCI SYNTHETIC ROOF

Fire Classification Requirements Addendum

Product	Class A System Requirements		ICC-ES Class A System Requirements		Class C System Requirements	
	<i>Underlayment</i>	<i>Exposure</i>	<i>Underlayment</i>	<i>Exposure</i>	<i>Underlayment</i>	<i>Exposure</i>
Multi-Width Shake/ Single-Width Shake Select Shake	One layer Eco Chief SOLARHIDE™	10" or less	One layer GAF (ELK) VersaShield™ Roof Deck Protection	10" or less	Underlayment listed by a member of IAS that meet class A requirements when tested to ASTM E108 or UL790	10" or less
	-OR-		-OR-			
	One layer Fontana VulcaSeal G40	10" or less	One layer Eco Chief Solarhide	10" or less		
	-OR-					
	Two layers MB Technolgy TU35	10" or less	**Select Shake ICC-ES pending			
	-OR-					
	One layer GAF (ELK) VersaShield™ Roof Deck Protection	10" or less				
Bellaforté Shake	One layer Eco Chief SOLARHIDE™	N/A (Bellaforte Exposure is not adjustable)	Two layers ASTMD Type II coated glass fiber mat	N/A (Bellaforte Exposure is not adjustable)	Underlayment listed by a member of IAS that meet class A requirements when tested to ASTM E108 or UL790	N/A (Bellaforte Exposure is not adjustable)
	-OR-		-OR-			
	One layer ASTM D 226 Type II <u>AND</u> one layer min 66 lbs ASTM D 3909 cap sheet.	N/A (Bellaforte Exposure is not adjustable)	One layer Eco Chief Solarhide			
Fancy Shake	One layer Eco Chief SOLARHIDE™	8" or less	N/A	N/A	Underlayment listed by a member of IAS that meet class A requirements when tested to ASTM E108 or UL790	8" or less
	-OR-					
	One layer MB Technology TU35	8" or less				



39 Matthiessen Park, Irvington NY

Porch Roof Specifications

SNAP-CLAD PANEL

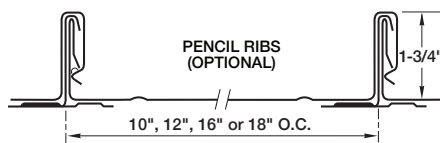
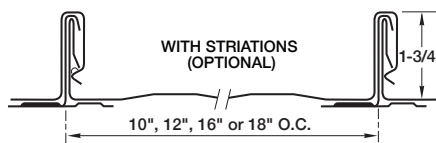
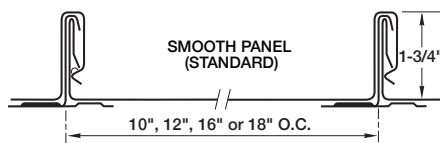
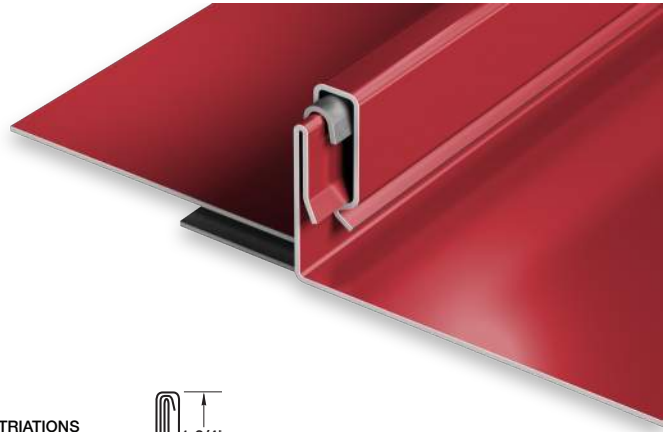
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

ASTM TESTS



















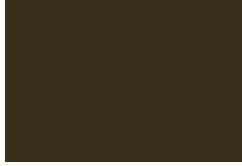

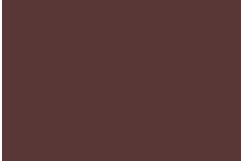






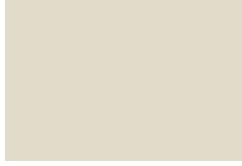

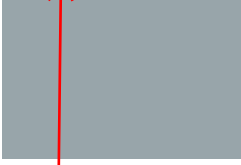
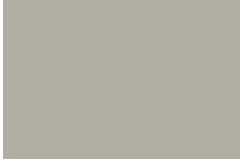
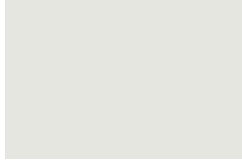
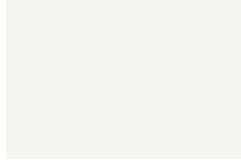
- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

Standard Colors

				
▲★ PATINA GREEN	▲★ TEAL	▲★ HEMLOCK GREEN	FOREST GREEN	HARTFORD GREEN
				
▲★ EVERGREEN	▲★ HUNTER GREEN	▲★ ARCADIA GREEN	▲★ MILITARY BLUE	BERKSHIRE BLUE
				
▲ GRAPHITE	▲★ CHARCOAL	INTERSTATE BLUE	▲★ SLATE BLUE	AWARD BLUE
				
MATTE BLACK STEEL	BLACK ALUMINUM	▲★ DARK BRONZE	▲ BURNISHED SLATE	▲ AGED BRONZE
				
▲★ MANSARD BROWN	BURGUNDY	▲★ TERRA COTTA	▲★ CARDINAL RED	▲★ COLONIAL RED
				
MIDNIGHT BRONZE	▲★ MUSKET GRAY	▲★ SIERRA TAN	▲★ SANDSTONE	▲★ ALMOND
				
▲★ SLATE GRAY	▲★ CITYSCAPE	▲★ GRANITE	▲★ STONE WHITE	▲★ BONE WHITE

Metal Roof color (final color may change)

PAC-CLAD® Color Availability

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSION	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				20-IN. COIL		ENERGY STAR
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032	
AGED BRONZE	0.29	0.87	0.27	29	✓								
ALMOND	0.56	0.86	0.55	65	✓	✓	✓	✓	✓		✓		★
ARCADIA GREEN	0.29	0.87	0.29	29	✓		✓						★
AWARD BLUE***	0.24	0.86	0.23	22	✓		✓		✓				
BERKSHIRE BLUE*	0.30	0.87	0.27	31	✓								
BLACK ALUMINUM**	0.04	0.89	0.04	-2			✓	✓	✓	✓			
BONE WHITE	0.70	0.86	0.69	85	✓	✓	✓	✓	✓	✓	✓	✓	★
BURGUNDY	0.14	0.85	0.13	9	✓		✓		✓				
BURNISHED SLATE	0.32	0.87	0.31	33	✓								
CARDINAL RED***	0.44	0.86	0.44	49	✓		✓		✓				★
CHARCOAL	0.30	0.86	0.30	30	✓		✓	✓	✓		✓	✓	★
CITYSCAPE	0.49	0.86	0.50	56	✓	✓	✓	✓	✓		✓	✓	★
COLONIAL RED	0.31	0.86	0.31	31	✓		✓	✓	✓				★
DARK BRONZE	0.29	0.86	0.29	29	✓	✓	✓	✓	✓	✓	✓	✓	★
EVERGREEN	0.28	0.86	0.26	27	✓		✓						★
FOREST GREEN	0.10	0.86	0.10	4	✓	✓	✓	✓	✓				
GRANITE*	0.33	0.87	0.33	34	✓	✓	✓	✓	✓				★
GRAPHITE	0.29	0.87	0.28	29	✓								
HARTFORD GREEN	0.08	0.88	0.08	3	✓		✓	✓	✓				
HEMLOCK GREEN	0.31	0.87	0.30	32	✓		✓		✓				★
HUNTER GREEN	0.28	0.86	0.27	27	✓		✓						★
INTERSTATE BLUE	0.16	0.87	0.15	12	✓		✓		✓				
MANSARD BROWN	0.31	0.86	0.31	31	✓	✓	✓	✓	✓				★
MATTE BLACK STEEL**	0.26	0.86	0.25	25	✓	✓					✓		
MEDIUM BRONZE	0.30	0.87	0.29	31	✓	✓	✓	✓	✓	✓	✓	✓	★
MIDNIGHT BRONZE	0.06	0.87	0.06	0	✓			✓					
MILITARY BLUE	0.31	0.86	0.30	31	✓		✓						★
MUSKET GRAY	0.32	0.86	0.31	33	✓	✓	✓		✓				★
PATINA GREEN	0.33	0.86	0.32	34	✓		✓						★
SANDSTONE	0.48	0.86	0.48	54	✓	✓	✓	✓	✓	✓	✓	✓	★
SIERRA TAN	0.32	0.82	0.31	31	✓	✓	✓	✓	✓		✓		★
SLATE BLUE	0.28	0.86	0.27	27	✓		✓						★
SLATE GRAY	0.38	0.86	0.37	41	✓	✓	✓	✓	✓		✓	✓	★
STONE WHITE	0.69	0.86	0.67	84	✓	✓	✓	✓	✓	✓	✓	✓	★
TEAL	0.32	0.86	0.32	33	✓		✓						★
TERRA COTTA	0.34	0.87	0.33	36	✓		✓		✓		✓	✓	★
PAC-CLAD PREMIUM COLORS													
AGED COPPER	0.55	0.80	0.53	62	✓		✓						★
ANODIC CLEAR	0.32	0.83	0.31	31				✓					
CHAMPAGNE	0.50	0.85	0.49	57	✓		✓	✓	✓				★
COPPER PENNY	0.52	0.81	0.52	58	✓		✓	✓	✓		✓		★
SILVER	0.47	0.87	0.46	53	✓	✓	✓	✓	✓		✓	✓	★
SILVERSMITH	0.32	0.88	0.32	34				✓					
WEATHERED COPPER	0.45	0.88	N/A	51	✓								
WEATHERED STEEL	0.32	0.89	N/A	34	✓								
WEATHERED ZINC	0.48	0.82	0.46	53	✓	✓	✓		✓				★
ZINC	0.42	0.82	0.38	45	✓		✓	✓	✓				★
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)													
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					✓		★

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.

*Low Gloss/Low Sheen, 70% PVDF finish ** Appearance differs for Black Aluminum and Matte Black Steel *** 10-year finish warranty

ENERGY STAR PERFORMANCE CRITERIA:

Emissivity uses ASTM C1371 Reflectivity uses ASTM C1549.

TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- ▶ South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) - Rating no less than 8 at 20 years; Film integrity - 20 years.
- ▶ Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.

- ▶ Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours - No field blisters; Aluminum, 100% RH, 3000 hours - No field blisters
- ▶ Salt Spray Resistance (ASTM B 117): Aluminum, 3000 hours, Galvalume or HDG, 1000 hours - Creep from scribe no more than 1/16", no field blisters
- ▶ Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- ▶ T-Bend (ASTM D 4145): 1T - 3T with no loss of adhesion
- ▶ Pencil hardness (ASTM D 3363): HB - 2H
- ▶ Specular Gloss (ASTM D 523) @ 60 degrees: Typical - 20 - 35

- ▶ Abrasion Resistance (ASTM D 968): 67 +/- 10 liters
- ▶ Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- ▶ Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- ▶ Flame Test (ASTM E 84): Class A Coating



39 Matthiessen Park, Irvington NY

Window and Door Specifications



CREATE DISTINCTION

A-Series products combine innovative engineering with traditional craftsmanship to make any architectural style easily achieved. They're also the best-performing, most energy-efficient products Andersen has ever offered.



- Virtually maintenance-free exterior finish that never needs painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a Fibrex® composite material and fiberglass that provides long-lasting* performance
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate, including triple-pane glass
- Many A-Series windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.
- Exterior trim, made of composite Fibrex material adds curb appeal
- Variety of grille styles and patterns and between-the-glass art glass create a unique look
- Stormwatch® Protection available for coastal areas



Grille pattern as per architecture elevations

PRODUCT TYPES

- Casement windows
- Awning windows

- Double-hung windows
- Picture windows

- Transom windows
- Specialty windows



*Visit andersenwindows.com/warranty for details.

A-SERIES Windows

FINISH OPTIONS

EXTERIOR COLORS

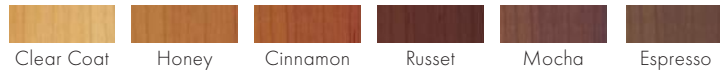


INTERIOR OPTIONS

Wood Species All wood interiors are unfinished unless an interior finish is specified.

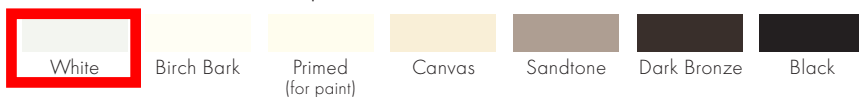


Factory-Finished Interiors Shown on pine. Available on pine, maple and oak only.



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors Available on pine.



Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.

HARDWARE OPTIONS**

CASEMENT & AWNING

Contemporary Folding



Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | Satin Nickel | Stone | White

Traditional Folding



Antique Brass | Black | Bright Brass | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

DOUBLE-HUNG

Standard



Lock & Keeper

Traditional



Hand Lift



Bar Lift



Finger Lift

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

Bold name denotes finish shown.



For more information, visit andersenwindows.com/a-series

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**Hardware is sold separately, except standard hardware.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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CREATE DISTINCTION

A-Series products combine innovative engineering with traditional craftsmanship to make any architectural style easily achieved. They're also the best-performing, most energy-efficient products Andersen has ever offered.



- Virtually maintenance-free that never needs painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a Fibrex® composite material and fiberglass that provides long-lasting performance
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate, including triple-pane glass
- Many A-Series windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.
- Exterior trim, made of composite Fibrex® material adds curb appeal
- Variety of grille styles and patterns and between-the-glass art glass create a unique look
- Blinds-between-the-glass offer privacy and convenience. Located between the panes of insulated glass, they are protected from dust and damage and never need cleaning.
- Smart Home options available to monitor the status of your patio doors
- Stormwatch® Protection available for coastal areas



PRODUCT TYPES

- Frenchwood® gliding patio doors
- Frenchwood hinged inswing patio doors
- Frenchwood hinged outswing patio doors



*Visit andersenwindows.com/warranty for details.

A-SERIES Patio Doors

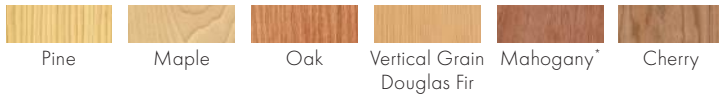
FINISH OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS

Wood Species All wood interiors are unfinished unless an interior finish is specified.

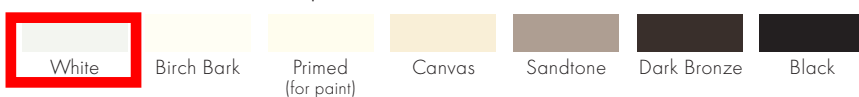


Factory-Finished Interiors Shown on pine. Available on pine, maple and oak only.



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors Available on pine.



Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.

HARDWARE OPTIONS**



Bold name denotes finish shown.

FSB® HARDWARE

FSB hardware available in a black anodized aluminum or satin stainless steel finish.



For more information, visit andersenwindows.com/a-series

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**Hardware is sold separately. †FSB style 1102 is not available in black anodized aluminum.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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PANEL STYLE #334 STRAIGHTLINE GLASS PANEL



Interior

Grille pattern as per
architecture elevations



Exterior

Summary

Configuration	Single Door
Interior Color	White
Glass	Low-E4® Glass
Hardware	FSB 1076, Satin Stainless Steel
Grille Pattern	Colonial
Grille Width	3/4"
Exterior	White

LOVE THE LIFE YOU SEE™

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PANEL STYLE #102 STRAIGHTLINE GLASS PANEL



Interior



Exterior

Grille pattern as per
architecture elevations

Summary

Configuration	Single Door
Interior Color	White
Glass	Low-E4® Glass
Hardware	FSB 1076, Satin Stainless Steel
Grille Pattern	Colonial
Grille Width	3/4"
Exterior	White

LOVE THE LIFE YOU SEE™

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STATELY WALLS OF LIGHT

Blur the lines between indoors and out with Folding outswing doors, part of the Andersen® Architectural Collection. When closed, they are a stately wall of light and when open, they fold, virtually out of sight. Contemporary and traditional style options make them ideal for nearly any home design.

KEY FEATURES

- 2- to 16-panel configurations available
- Doors can be built to open from the left, right or center
- Multi-point locking system secures the door firmly
- Top hung system allows for easy operation
- Optional retractable insect screen*
- PG40 (DP +40/-40 psf) for sizes up to 24' wide and 8' tall with the on-floor drainage sill option**
- PG30 (DP +30/-30 psf) for sizes up to 24' wide and 10' tall with the on-floor drainage sill option**
- Maximum weight per panel with Low-E4®, SmartSun™ or Sun glass is 250 lbs per panel†

FINISH OPTIONS

Exterior Options:

- 50 standard color options and custom colors available
- Seven anodized finishes
- Standard AAMA 2605 finish

Interior Options:

- Wood species common options include: pine, maple, oak, cherry, mahogany;†† vertical grain Douglas fir, alder, walnut, mixed grain Douglas fir and hickory
- 14 standard interior paint options available on pine. Custom colors available
- Three interior paint colors available on maple: black, dark bronze and anodized silver

SILL OPTIONS



Flush Sill in Bronze



On-Floor low-Threshold Sill
in Aluminum or Bronze

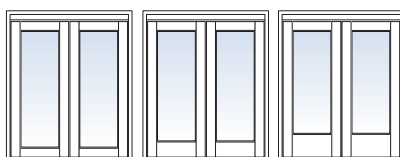


On-Floor Drainage Sill
in Bronze or Gray
(PG40/30 rated)**

TRADITIONAL PANEL OPTIONS

- Panel profile options include 4 11/16" stiles with 4 11/16", 8" or 12" bottom rail heights
- Built to fit openings up to 48' wide by 10' tall
- Maximum panel width is 39"
- 1 3/4" panel thickness
- Standard flush shoot bolt hardware available in matte black and satin stainless steel

Traditional Panels



4 11/16" Bottom Rail 8" Bottom Rail 12" Bottom Rail

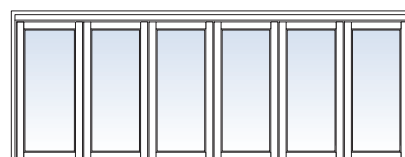


Flush Shoot Bolt

CONTEMPORARY PANEL OPTIONS

- 3 11/16" panel profile on all sides
- Built to fit openings up to 48' wide by 10' tall
- Maximum panel width is 48"
- 2 1/4" panel thickness
- Standard concealed shoot bolt hardware available in brushed stainless steel or bronze stainless steel

Contemporary Panels



3 11/16" Stiles and Rails



Concealed Shoot Bolt

*Folding door insect screens are available for purchase through an authorized Andersen dealer. **Performance rating: Class SP-PG30 size tested 159" x 119.5", for a door with standard sill. Class SP-PG40 size tested 159" x 95.5", for a door with standard sill. †Verify the structural integrity of the header such that maximum deflection with live and dead loads is limited to lesser of L/750 of the span and 1/4". ††Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

FOLDING DOORS

HARDWARE*



Bold name denotes finish shown.

FSB®

Durable FSB hardware features clean lines and a sleek finish for a thoroughly modern look. Choose from a black anodized aluminum or satin stainless steel finish.



Yale® Assure Lock®†

The Yale Assure Lock allows you to monitor, lock and unlock your door from anywhere. Choose from black, satin nickel or white finishes.



*Hardware sold separately.

**FSB style 1102 is not available in black anodized aluminum.

†Available on select Andersen® hinged patio doors, see your Andersen supplier for details. Distressed bronze and oil rubbed bronze are “living” finishes that will change with time and use. Bright brass and satin nickel finishes feature a 10-year limited warranty.

PERFORMANCE

	Traditional Alum-Clad Wood	Traditional Alum-Clad Wood	Traditional Alum-Clad Wood	Traditional Alum-Clad Wood	Contemporary Alum-Clad Wood	Contemporary Alum-Clad Wood
Configuration	1L3R ¹	2L2R	1L3R ¹ k	2L2R	3L1R ¹	3L1R ¹
AAMA/WEMA/CSA 101/IS2/A440-08 AND -11	Class CW PG40 ² Size Tested 159.8" x 95.5" ³	Class CW PG40 ² Size Tested 159.8" x 95.5" ³	Class CW PG30 ² Size Tested 159.8" x 95.5" ⁴	Class CW PG30 ² Size Tested 159.8" x 95.5" ⁴	Class CW PG40 ² Size Tested 159.8" x 95.5" ³	Class CW PG30 ² Size Tested 159.8" x 95.5" ⁴
Design Pressure (DP)	+40/-40	+40/-40	+30/-30	+30/-30	+40/-40	+30/-30
Air Infiltration (CFM/FT ²)	0.06	0.05	0.06	0.06	0.08	0.08
Water Test Pressure (PSF)	6.0	6.0	4.5	4.5	7.5 ⁵	7.5 ⁵
Florida Approval FL #14346	Non-Impact	Non-Impact	Non-Impact	Non-Impact	Non-Impact	Non-Impact

- “Performance Grade (PG)” ratings may vary from tested performance ratings for larger or smaller units of a particular type. Some units may not be rated.
- This data is accurate as of October 2020. Due to ongoing product changes, updated test results or new industry standards, this data may change over time.
- Where designated, Andersen products are certified and labeled to the requirements of the Hallmark Certification Program. Actual performance may vary based on variations in manufacturing, shipping, installation, environmental conditions and conditions of use.
- Contact your Andersen supplier for more information.

1 Tested with standard multi-point hardware.

2 Standard on-floor drainage sill must be used for performance ratings.

3 Actual door size tested; certification maximum door size 288" x 95.5".

4 Actual door size tested; certification maximum door size 288" x 95.5".

5 Tested with optional high-profile sill stop. Test value without optional high-profile sill stop is 6.0 PSF.

*FSB® is a registered trademark of Franz Schneider Brakel GmbH & Co.

Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen patio doors.

“Andersen” and all other marks where denoted are trademarks of Andersen Corporation.

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For more information, visit andersenwindows.com/foldingdoors



39 Matthiessen Park, Irvington NY

Stone Wall Veneer Specifications

Search...



Cart



BETTER PRICE.
BETTER SERVICE.

Byram Black

500 Tons & 30 Varieties of 4" Full Veneers are stocked at our Bryam Mason premises, making us the leading supplier in Westchester and Fairfield County. From flagging, to steps and walls, Full Veneers add beauty and charm, with a range of interesting grains and colors, creating texture and a design that fits with the rest of the property.

Byram Black

Byram Black is a medium textured granite consisting of deep gray and black hues with mica throughout. The occasional deep brown vein gives this stone a very unique look.

Available In:

- » Square & Rec.
- » Wall Stone
- » Step Slabs
- » Mosaic
- » Flagging
- » Thin
- » Ashlar
- » Ledge Stone



Ashlar Pattern for All
proposed stone veneer:

- Landscape Walls
- Terrace Walls & Steps
- Chimney
- House Walls



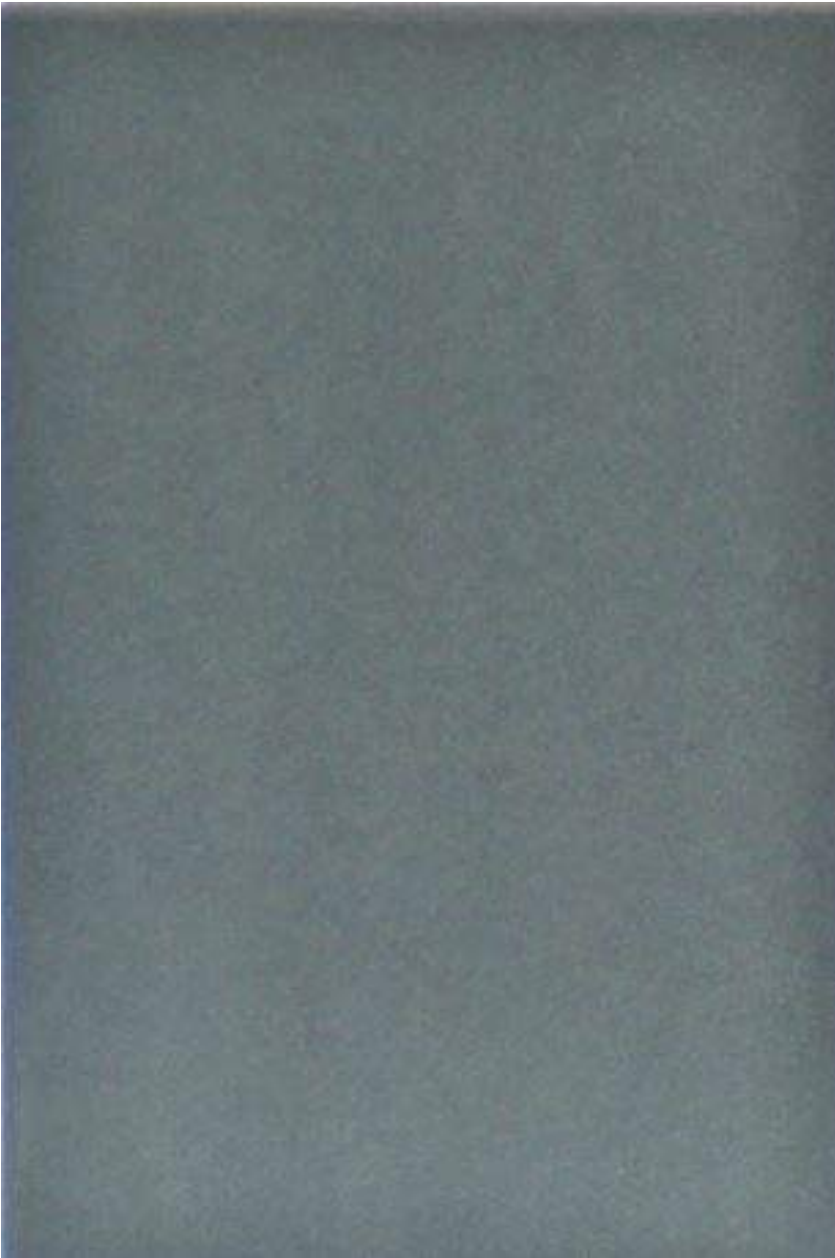
39 Matthiessen Park, Irvington NY

Bluestone Specifications

Blue Bluestone

Category: Bluestone

Tag: Pavers





39 Matthiessen Park, Irvington NY

Covered Porch Ceiling Specifications

Reversible Shiplap-Nickel Gap Siding

Smooth Nickel Gap/Woodgrain Shiplap



WHITE

Woodgrain Nickel Gap/Smooth Shiplap



TruExterior® Siding & Trim's reversible profile comes in two formats: one features smooth Nickel Gap on one side and woodgrain Shiplap on the other; the second has woodgrain Nickel Gap on one side and smooth Shiplap on the other. A rabbeted edge ensures panels fit together perfectly to create the authentic spacing—the tight joint appearance of Shiplap on one side and the nickel-sized space of Nickel Gap on the other. Like other TruExterior products, this profile comes pre-primed and does require paint.



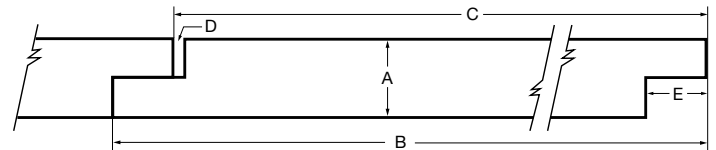
WOODGRAIN



SMOOTH

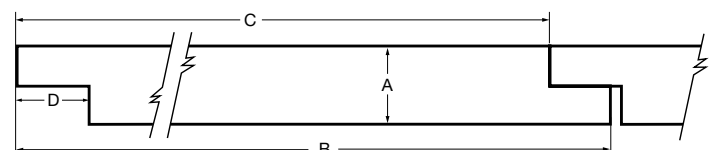
Nickel Gap Side

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)	Tongue (E)
1 x 4	11/16"	3-1/2"	3-3/32"	5/64"	13/32"
1 x 6	11/16"	5-1/2"	5-3/32"	5/64"	13/32"
1 x 8	11/16"	7-1/4"	6-13/16"	5/64"	13/32"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"	13/32"



Shiplap Side

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
1 x 4	11/16"	3-1/2"	3-3/32"	1/2"
1 x 6	11/16"	5-1/2"	5-3/32"	1/2"
1 x 8	11/16"	7-1/4"	6-13/16"	1/2"
1 x 10	11/16"	9-1/4"	8-13/16"	1/2"



TruExterior.com



39 Matthiessen Park, Irvington NY

Covered Porch Ceiling Specifications

VENTURE SERIES TOP MOUNT POST

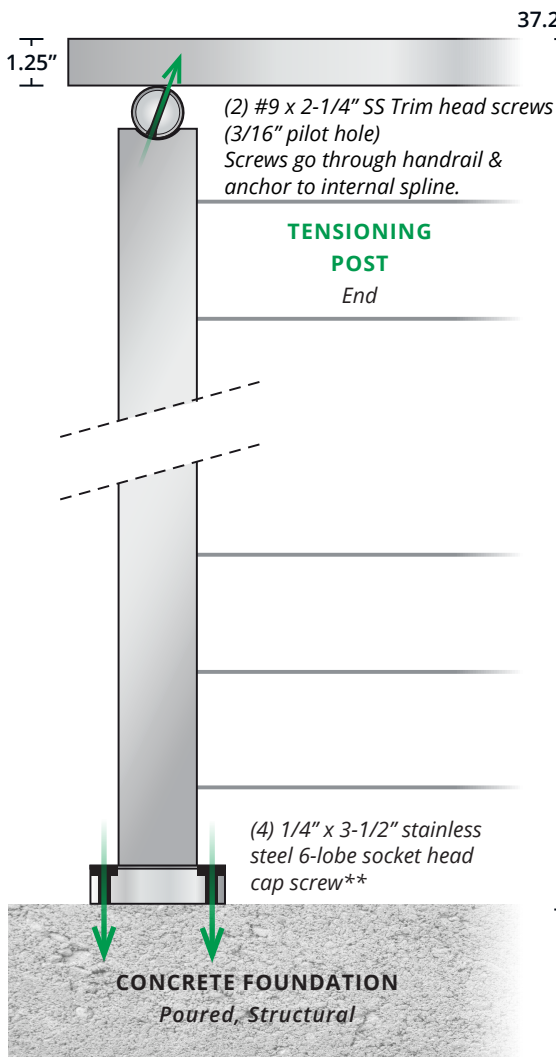
36" | 42"

END | INTERMEDIATE

UNIVERSAL POST TOP

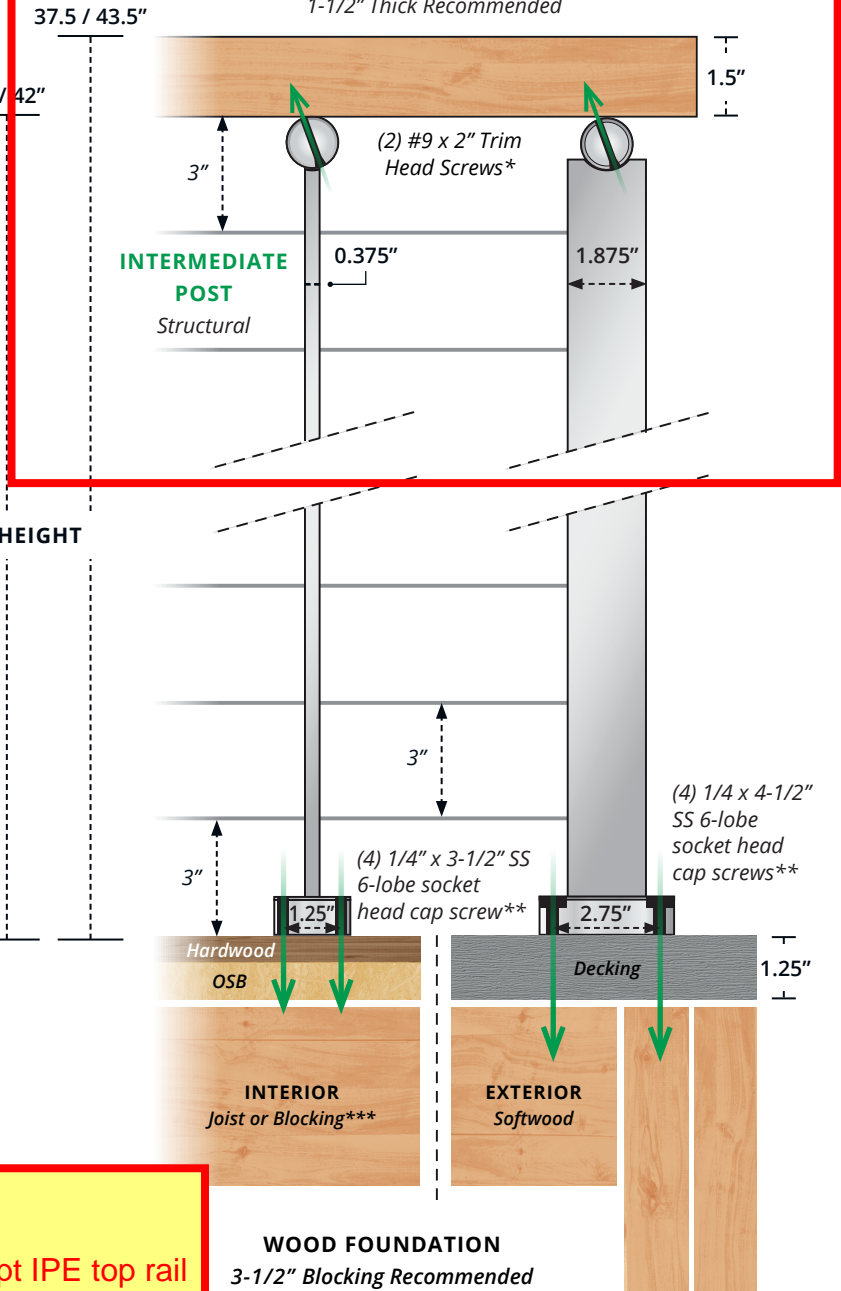
STAINLESS STEEL HANDRAIL

Cable Bullet SKU #HRS-1.25-93



CUSTOM WOOD TOP RAIL

1-1/2" Thick Recommended



Concrete should be rated at 3500 PSI or higher and free of cracks in the area where posts will be mounted.

Post: Stainless Steel
Cable: Stainless Steel Cable
Rail: 316 Stainless sub-rail pre drilled to accept IPE top rail

IMPORTANT: It is the installer's responsibility to make certain the structure supporting your posts is able to handle the transferred loads of the railing system (+150 lbs of tension/cable).

* Screw length will vary by handrail thickness.

** Custom Cable Bullet screw with continuous threading to maximize holding strength. See pg. 2 for screw length recommendations.

*** If no interior blocking, consult a local builder for a custom solution to secure against a 200 lb. concentrated load.



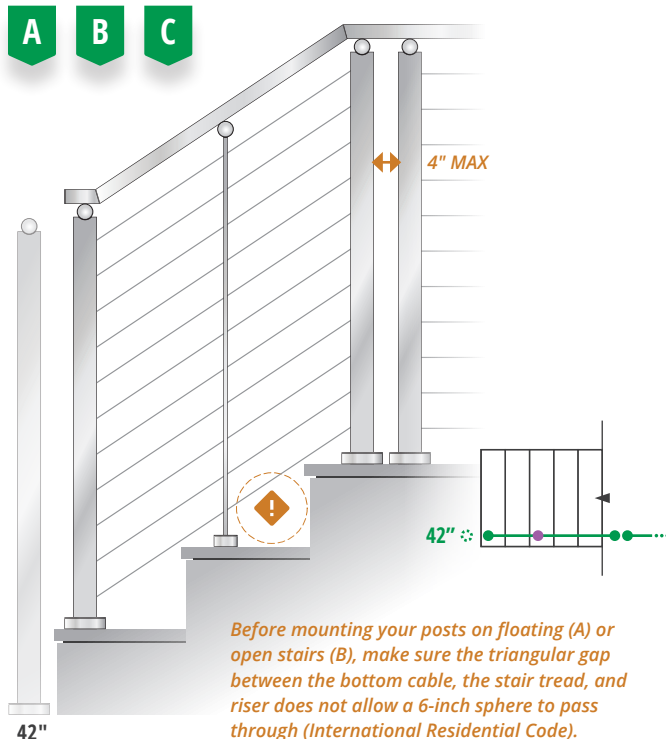
POST PLACEMENT ON STAIR RUNS

IMPORTANT: It is the installer's responsibility to make certain the structure supporting your posts has no less than 3-1/2" of structural blocking.

Post: Stainless Steel
Cable: Stainless Steel Cable
Rail: 316 Stainless sub-rail pre drilled to accept IPE top rail

TOP MOUNT ONLY

Recommended for Staircase Designs:



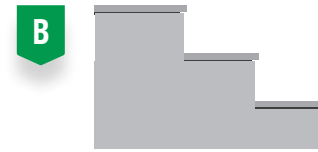
FLOATING STAIRS (MONO STRINGER)

Stair treads that are supported by a center stringer.



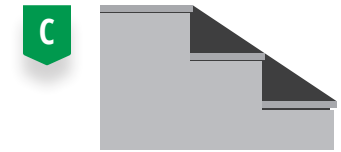
OPEN (CUTOUT/SAWTOOTH) STRINGERS

Stairs that are open on one or both sides. More than 1/2" nosing (return) will require stand-off or notching tread!



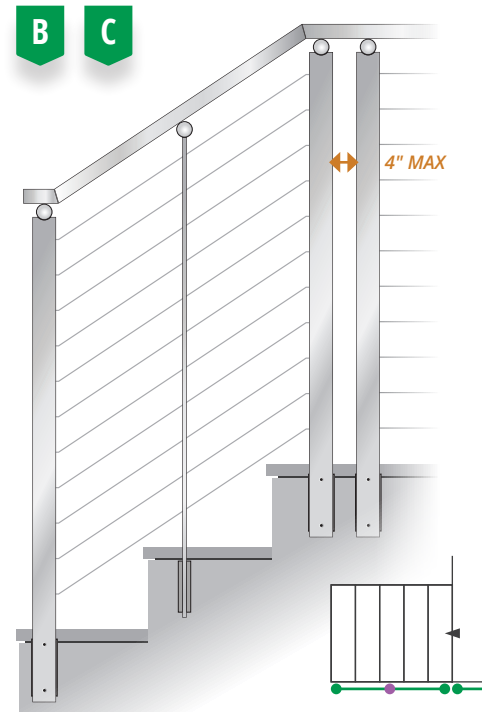
CLOSED (FINISHED) STRINGERS

Stairs are finished on either end by a trim/skirt board or knee wall. **NOTE:** Cable Bullet posts do not have angled feet and cannot be mounted to a sloped knee wall!



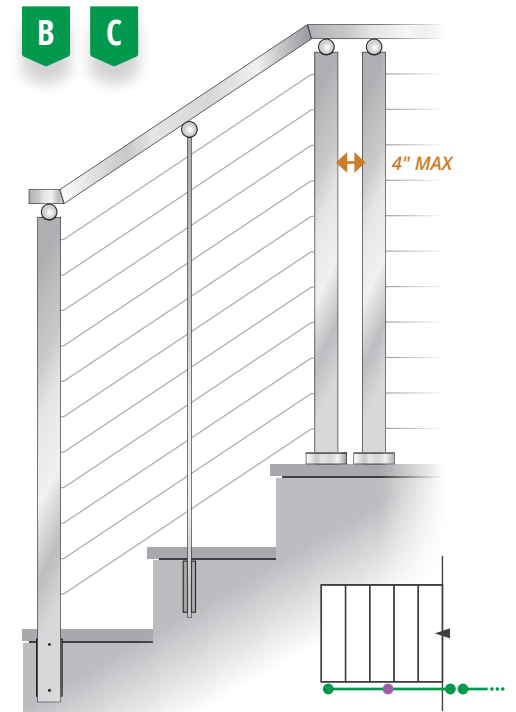
SIDE MOUNT ONLY

Recommended for Staircase Designs:



TOP-TO-SIDE MOUNT

Recommended for Staircase Designs:





39 Matthiessen Park, Irvington NY

Exterior Light Specifications

Two If By Sea LED Outdoor Wall Sconce

By Modern Forms

Two If By Sea LED Outdoor Wall Sconce
By Modern Forms

Product Options

Size: Small , Medium , Large

Details

- Designed in 2019
- Finish: Black
- Material: Aluminum
- Shade Material: Clear Hammered Seeded Glass
- Dimmable when used with a ELV or TRIAC Dimmer (Not Included)
- Dimmer Range: 100 to 5%
- **Dark Sky compliant, Title 24 compliant**
- Installation Type: Hardwired
- ETL Listed Wet
- Warranty: Limited 2 year for finish, 5 years for Functional
- Made In USA

Dimensions

Small Option Backplate: Width 5", Height 5"

Small Option Fixture: Width 4.5", Height 11.87", Depth 5.81", Weight 4.96Lbs

Medium Option Backplate: Width 6", Height 6"

Medium Option Fixture: Width 6", Height 18", Depth 7.56", Weight 7.91Lbs

Large Option Backplate: Width 7", Height 7"

Large Option Fixture: Width 7.25", Height 25", Depth 9.38", Weight 13.11Lbs

Lighting

- Small Option: 15 Watt (916 Lumens) 120 Volt Integrated LED: CRI: 90
Color Temp: 3000K Lifespan: 54000 hours
- Medium Option: 15 Watt (932 Lumens) 120 Volt Integrated LED: CRI: 90
Color Temp: 3000K Lifespan: 54000 hours
- Large Option: 15 Watt (1317 Lumens) 120 Volt Integrated LED: CRI: 90
Color Temp: 3000K Lifespan: 54000 hours

Additional Details

Product URL:

<https://www.lumens.com/two-if-by-sea-led-outdoor-wall-sconce-by-modern-forms-MFMP281811.html>

Rating: ETL Listed Wet

Product ID: MFMP281811

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Notes:



Created September 13th, 2021

Ikon Outdoor LED Step Light

By Tech Lighting

LUMENS[®]
LIGHT AND LIVING

Call Us 877.445.4486

Ikon Outdoor LED Step Light

By Tech Lighting

Product Options

Finish: Black , Bronze

Voltage: 12 Volt , 120 Volt

Details

- LED Lifespan: 70,000 hours
- 12 Volt option is dimmable using MLV
- Color temperature is selectable on fixture
- Designed in 2020
- Material: Aluminum
- ADA compliant, Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Warranty: Limited 5 Year
- Made In China

Dimensions

12 Volt Option Backplate: Width 6", Height 4"

12 Volt Option Fixture: Width 6", Height 4", Depth 0.3", Weight 1Lbs

120 Volt Option Backplate: Width 6", Height 4"

120 Volt Option Fixture: Width 6", Height 4", Depth 0.3", Weight 1Lbs

Lighting

- 12 Volt Option: 12.9 Watt (162.6 Lumens) 12 Volt Integrated LED: CRI: 90 Color Temp: 2700K
- 120 Volt Option: 12.9 Watt (162.6 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 2700K

Additional Details

Product URL:

<https://www.lumens.com/ikon-outdoor-led-step-light-by-tech-lighting-TECP324075.html>

Rating: ETL Listed Wet

Product ID: TECP324075

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Notes:



Created September 13th, 2021

Voto 8 Outdoor LED Downlight Wall Sconce

By Tech Lighting

LUMENS[®]
LIGHT AND LIVING

Call Us 877.445.4486

Landscape Wall Light

Voto 8 Outdoor LED Downlight Wall Sconce

By Tech Lighting

Product Options

Finish: Bronze , Charcoal

Button Photocontrol: No

Color Temperature: 3000 , 4000

Details

- May be mounted up or down
- May be used in commercial applications
- Designed by Sean Lavin in 2016
- Material: Die-cast aluminum
- Shade Material: Optically pure acrylic
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Dark Sky compliant
- ETL Listed Wet
- Marine Grade
- Warranty: 5 years
- Made In China

Dimensions

Fixture: Width 6.7", Height 8.3", Depth 7.5", Weight 9.6Lbs

Lighting

- 3000K Option: 14.2 Watt (672.5 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours
- 4000K Option: 14.2 Watt (672.5 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 80 Color Temp: 4000K Lifespan: 70000 hours

Additional Details

Product URL:

<https://www.lumens.com/voto-8-outdoor-led-downlight-wall-sconce-by-tech-lighting-TECP152570.html>

Rating: ETL Listed Wet

Product ID: TECP152570

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Notes:



Created September 15th, 2021



39 Matthiessen Park, Irvington NY

Exterior Gas Fireplace Specifications

SPARK FIRE RIBBON OUTDOOR VU THRU



Now SPARK
takes it's classic
Fire Ribbon
outdoors.

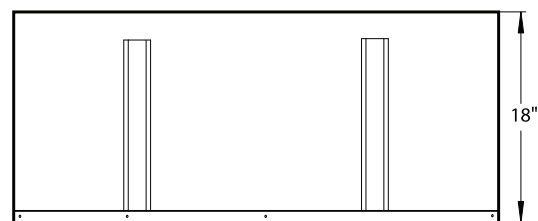
Nothing gathers a crowd like fire. And when the night air turns chilly, there is no place you'd rather be.

And our NEW Vu Thru unit offers dual façades that blend seamlessly into any outdoor environment for the ultimate flexibility.



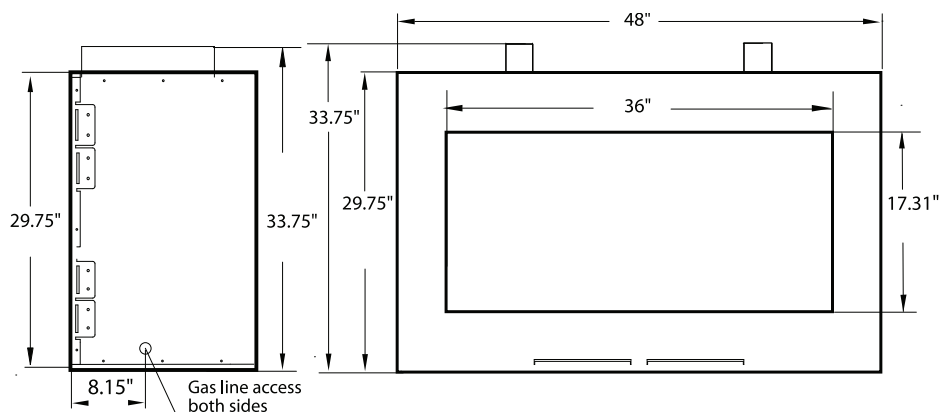


TOP VIEW



RIGHT SIDE VIEW

FRONT VIEW



3 FT

MODEL NO.

SS36ST

Viewing Area

36"W x 17.31"H

Exterior Dimension

48"W x 29.75"H x 18"D

Framing Dimension

49" W x 34" H x 18.5" D

Gas Type*

Natural or LP/propane

Gas Connection

1/2" pipe

On/Off

Remote control

Electric

110v with battery backup

BTU input Natural gas

40,000 BTU/h

LP/propane

38,000 BTU/h

Interior Color

Stainless steel interior firebox & surround

Sustained operating gas pressure parameters

5" - 10.5" w.c. for natural gas

11.0" - 13.0" w.c. for LP/Propane

Certifications

Omni-Test Laboratories

ANSI Z21.97 - CSA 2.41-2014

"Outdoor Decorative Gas Appliances"

CGA 2.17-M91(R2009)

"Gas Fired Appliances for Use at High Altitudes"

Fire Objects, (Tempered glass over the burner and approved Fire Objects as a topcoat)

Options

*Must be specified at time of ordering

WHY: SPARK FIRE RIBBON OUTDOOR?

- Accepted by all major building and mechanical codes in the U.S. including the IBC (International Building Code) and the UMC (Uniform Mechanical Code). *Please check with local codes before ordering*
- Fast and easy to start with remote control
- No hassle and mess of building a wood fire or cleanup afterwards
- More environmentally friendly than burning wood because no fine particulates are released into the air
- No venting required
- Available in one and two sided units.

SPARK Modern Fires wants to help you achieve your fireplace vision. We will review your planned installation of this unit. Please provide plan view and section drawings electronically, along with a rendering of the finishing details, and we will help you plan it properly.

This unit should not be installed in areas susceptible to saltwater corrosion or high winds. This product is not warranted against either condition.

LIST OF DRAWINGS

- TL00 COVERSHEET
- SURVEYOR
- TP-1 TOPOGRAPHIC SURVEY
- CIVIL ENGINEERING
- LC-1 LOT COVERAGE
- SA-1 SLOPE ANALYSIS
- C-0 DEMOLITIONS PLAN
- C-1 EXISTING CONDITIONS PLAN
- C-2 SITE PLAN
- C-3 STORMWATER MANAGEMENT PLAN
- C-4 DETAILS
- C-5 DETAILS
- LANDSCAPING
- L-1 TREE REMOVALS PLAN
- L-2 LANDSCAPE DESIGN PLAN
- L-3 POOL PLAN
- WETLANDS
- MP-1 EXISTING / PROPOSED GRADING & MITIGATION PLANTING PLAN
- MP-2 WETLANDS MITIGATION PLAN

ARCHITECTURAL

- A1.00 SUBJECT PROPERTY EXISTING SITE
- A1.01 AFFECTED NEIGHBORING PROPERTIES BUILDING SCALE & COVERAGE
- D2.00 EXISTING/DEMOLITION FLOOR PLANS & EXTERIOR ELEVATIONS
- R3.00 PROPOSED RENDERING FROM THE SOUTH
- R3.01 PROPOSED RENDERING FROM THE NORTH
- A2.00 PROPOSED BASEMENT PLAN
- A2.01 PROPOSED FIRST FLOOR PLAN
- A2.02 PROPOSED SECOND FLOOR PLAN
- A2.03 PROPOSED ROOF PLAN
- A3.00 PROPOSED SOUTH (FRONT) & EAST EXTERIOR ELEVATIONS
- A3.01 PROPOSED NORTH (REAR) & WEST EXTERIOR ELEVATIONS
- E2.01 PROPOSED DARK SKY COMPLIANT EXTERIOR LIGHTING PLAN

ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	1F-60	1F-60	1F-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
SIDE YARD SETBACK 1 (FT)	30	171	148	YES
SIDE YARD SETBACK 2 (FT)	60	70	54	YES
SIDE YARD SETBACK 2 (FT)	200	86	84	YES
LOT WIDTH (FT)	200	71	71	NO
LOT DEPTH (FT)	200	483	483	YES
FLOOR AREA RATIO (SF)	10,000	5,627	6,724	YES
FAR PERCENTAGE (%)	0.125	0.030	0.040	YES
ALLOWABLE HT. (FT)	35.00	+/- 28.25	34.92'	YES
NUMBER OF STORIES	2.5	3.0	2.0	YES
LOT COVERAGE	7.148	7.091	7.115	YES
EXISTING NON CONFORMITIES TO BE REMOVED				

ARCHITECT:

Robert A. Cardello Architects

60 Post Road West 06680

Westport, CT

Tel : (203) 853-2524

Attn: Rui Pedroso-Luis

SURVEYOR:

Ahneman Kirby

1171 East Putnam Avenue

Building 1 - Suite 1A

Riverside, CT 06878

Tel: (203) 869-7707

Attn: Kristian B. Fontanilla

CIVIL ENGINEER:

Hudson Engineering & Consulting P.C.

45 Knollwood Road - St 201

Elmsford, New York 10523

Tel: (914) 909-0420

Attn: Michael Stein

LANDSCAPE ARCHITECT:

Imbiano Quigley

Landscape Architects

31 Mamaroneck Avenue

White Plains NY 10601

Tel: (914) 232-0200

Attn: Richard Quigley

WETLANDS SCIENTIST:

Paul J. Jaehnig

Wetlands and Soil

Consultants

P.O. Box 1071

Ridgefield, CT 06877

Tel: (203) 438-9993

Attn: Paul J. Jaehnig

NEW CONSTRUCTION

BITTENCOURT RESIDENCE

LISA AND ROBERT BITTENCOURT

39 MATTHIESSEN PARK

IRVINGTON NY, 10533



APPLICATION FOR ARCHITECTURAL REVIEW BOARD APPROVAL

PARCEL ID 2.50-17-2

DECEMBER 06, 2021

ROBERT A. CARDELLO

RAC

ARCHITECTURE + DESIGN

60 POST ROAD WEST | WESTPORT, CT | 06880

6 WEST PUTNAM AVENUE | GREENWICH, CT | 06830

TEL: 203 853 2524

FOR ARB

APPROVAL ONLY

DRAWING ISSUE LOG		
No.	DATE	DESCRIPTION
1	08.18.21	1ST SUBMISSION TO PLANNING BOARD
2	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
3	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
4	11.05.21	1ST SUBMISSION TO ZBA
5	11.17.21	3RD RESUBMISSION TO PLANNING BOARD
6	12.06.17	SUBMISSION TO ARB
REVISIONS		
1	10.20.21	REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS
2	11.17.21	REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING AND THE CONCEPTS SET FORTH HEREON WITHOUT THE PRIOR WRITTEN

NEW CONSTRUCTION

BITTENCOURT RESIDENCE

39 MATTHIESSEN PARK

IRVINGTON NY, 10533

NOTES

ARCHITECTURAL

REVIEW BOARD

SUBMISSION 12.06.2021

DRAWN BY: BJR

CHECKED BY: RAC

RELEASE DATE: 12.06.2021

DRAWING TITLE

COVER SHEET

STAMP AND SIGN

DRAWING #

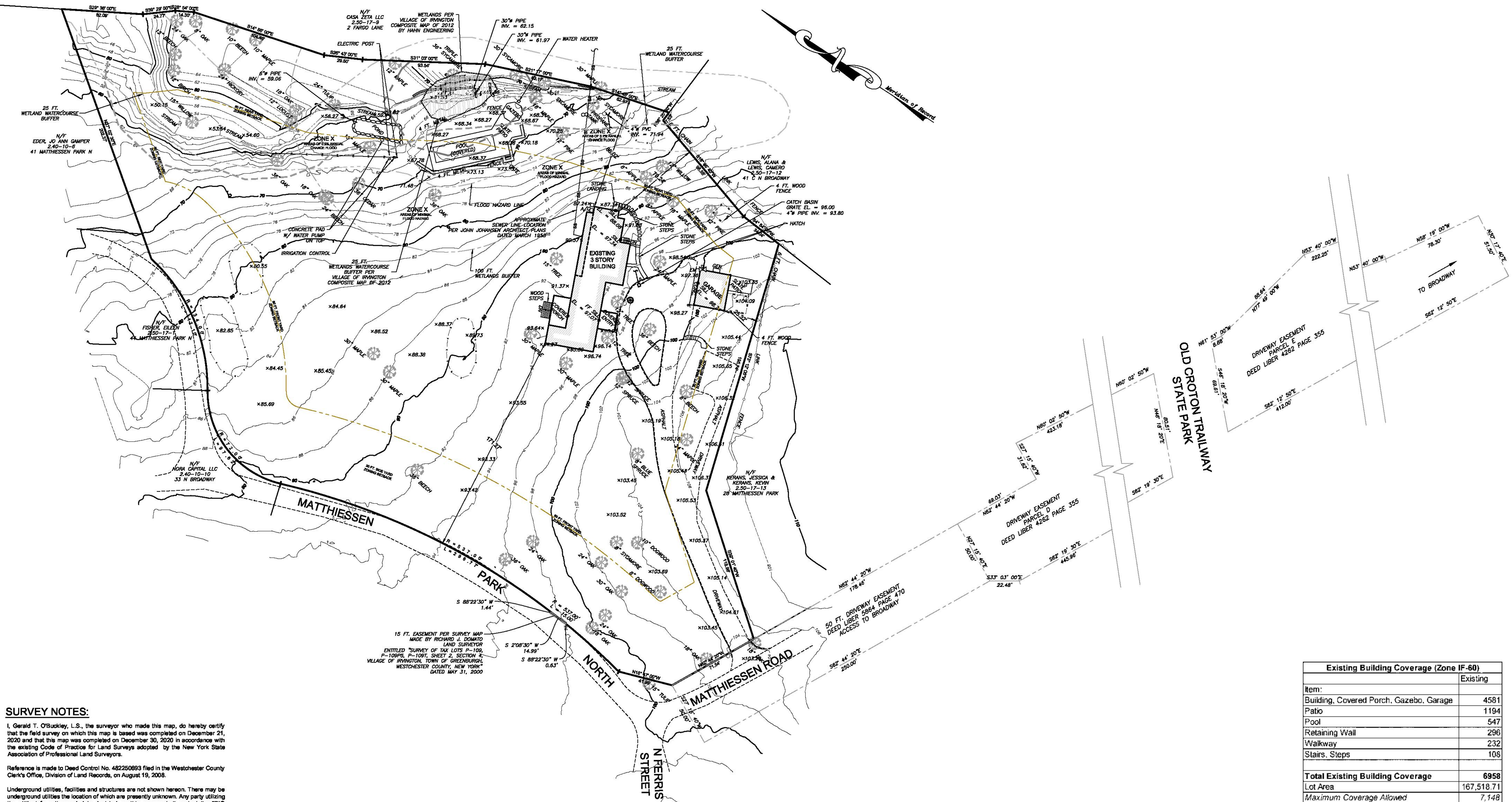
T1.00



ZONE: IF-60



- LEGEND**
- 95 EXISTING MAJOR CONTOURS
 - 96 EXISTING MINOR CONTOURS
 - 94.37 SPOT ELEVATIONS
 - E ELECTRICAL LINE
 - STONE WALL
 - SEWER LINE
 - WELL
 - ELECTRIC METER
 - EXISTING TREES
- ABBREVIATIONS**
- INV. INVERT ELEVATION
 - FF FINISHED FLOOR
 - EL. ELEVATION
 - N/F NOW OR FORMERLY
 - R.O.W. RIGHT OF WAY



SURVEY NOTES:

I, Gerald T. O'Buckley, L.S., the surveyor who made this map, do hereby certify that the field survey on which this map is based was completed on December 21, 2020 and that this map was completed on December 30, 2020 in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.

Reference is made to Deed Control No. 482250693 filed in the Westchester County Clerk's Office, Division of Land Records, on August 15, 2008.

Underground utilities, facilities and structures are not shown hereon. There may be underground utilities the location of which are presently unknown. Any party utilizing the utility information and data depicted on this survey shall contact the "DIG SAFELY NEW YORK" phone number at 800-962-7962 a minimum of forty eight (48) hours prior to any construction activities to verify the location of any and all underground utilities.

Property subject to any and all public or private restrictive covenants, declarations and/or easements of record, if any.

Contours and elevations shown are based on North American Vertical Datum of 1988 (NAVD88).

Subject property is located within Zone X (Areas of 0.2% annual chance flood) and Zone X (Area of minimal flood hazard) as denoted and depicted on the current Fairfield County Flood Hazard Insurance Map, Village of Irvington, Community Number 380014, Panel 261 of 426, Map Suffix F, Map Number 36119C0281F, with an effective date of September 28, 2007.

Dimensions shown from structures to property lines are not intended to be used for the construction of fences, structures or other improvements.

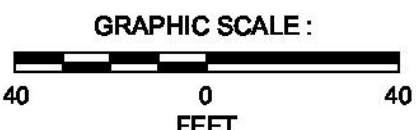
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, subdivision 2, of the New York Education Law.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

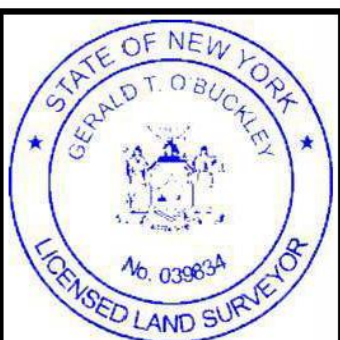
Gerald T. O'Buckley 11/03/2021
GERALD T. O'BUCKLEY, N.Y. L.S. 039834 DATE

39 Matthiessen Park N, Irvington, NY 10533

Lot Area = 3.85 Ac. (167,518.71 Sq. Ft.)



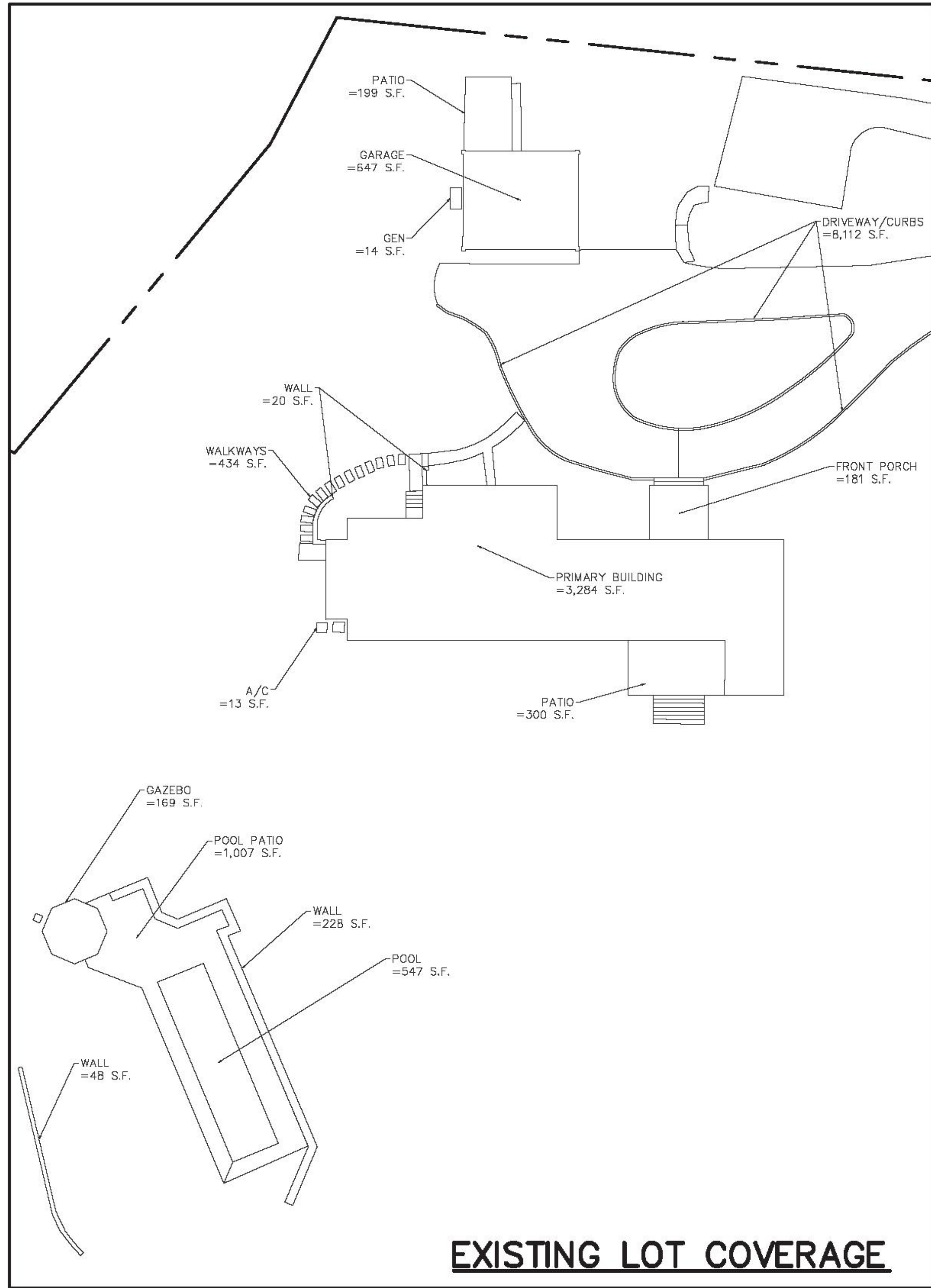
PRINT INVALID WITHOUT SEAL AND ORIGINAL SIGNATURE



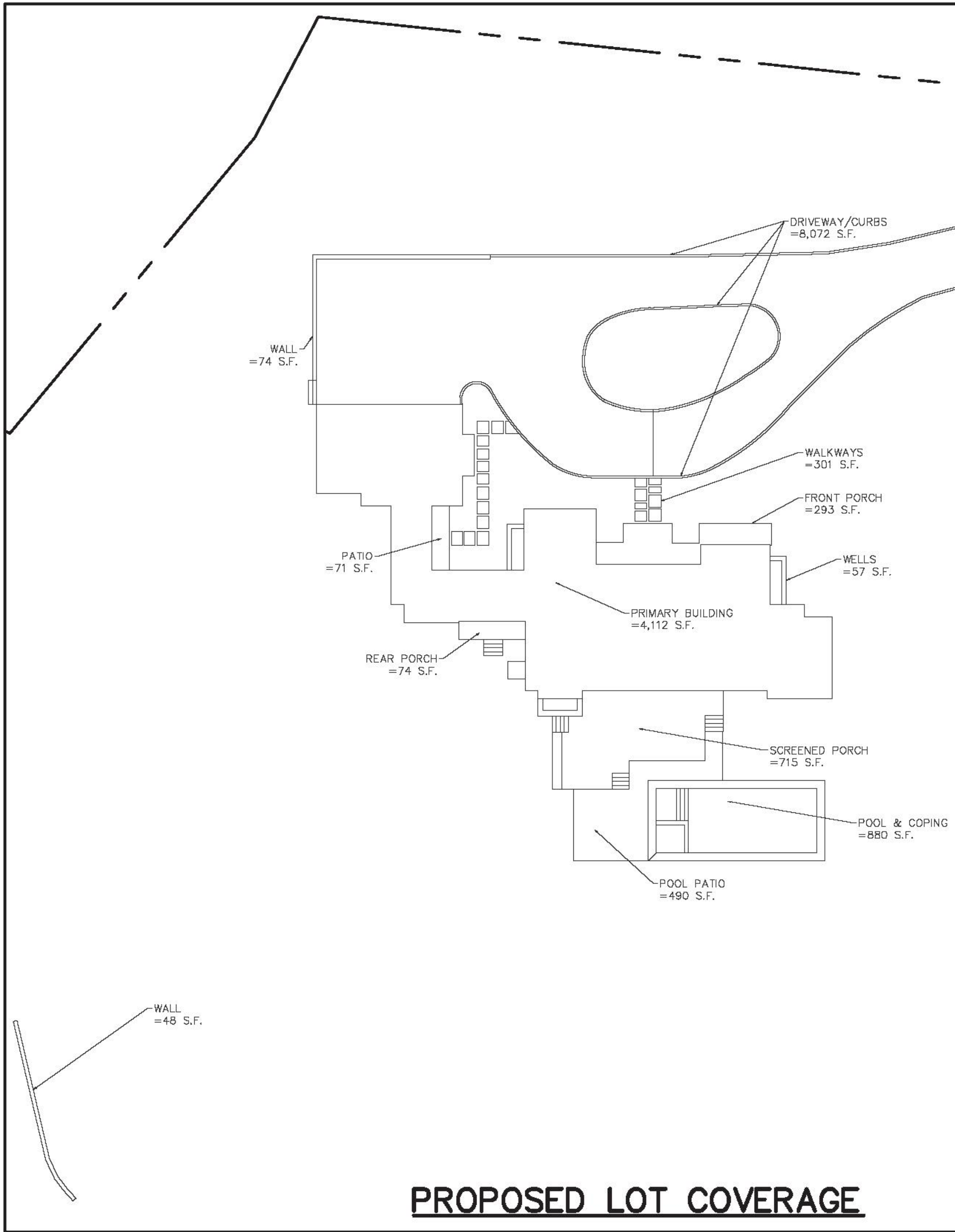
7	WETLAND BUFFER	11/03/2021
6	SETBACK, WETLAND BUFFER	10/11/2021
5	EXISTING BUILDING STORY	09/20/2021
4	EXISTING BUILDING COVERAGE	07/12/2021
3	ELECTRIC METER, HATCH, WATER HEATER & POOL HEATER	06/10/2021
2	TREE LOCATION NEAR BUILDING, APPROX. SEWER LINE	05/12/2021
1	DRIVEWAY EASEMENT	01/27/2021
REV. #:	REV. DESCRIPTION:	DATE:



PREPARED FOR:
ROBERT BITTENCOURT
39 Matthiessen Park North, Irvington, NY 10533
(Tel: 10-2-50-17-2)
TOPOGRAPHIC SURVEY
TP-1



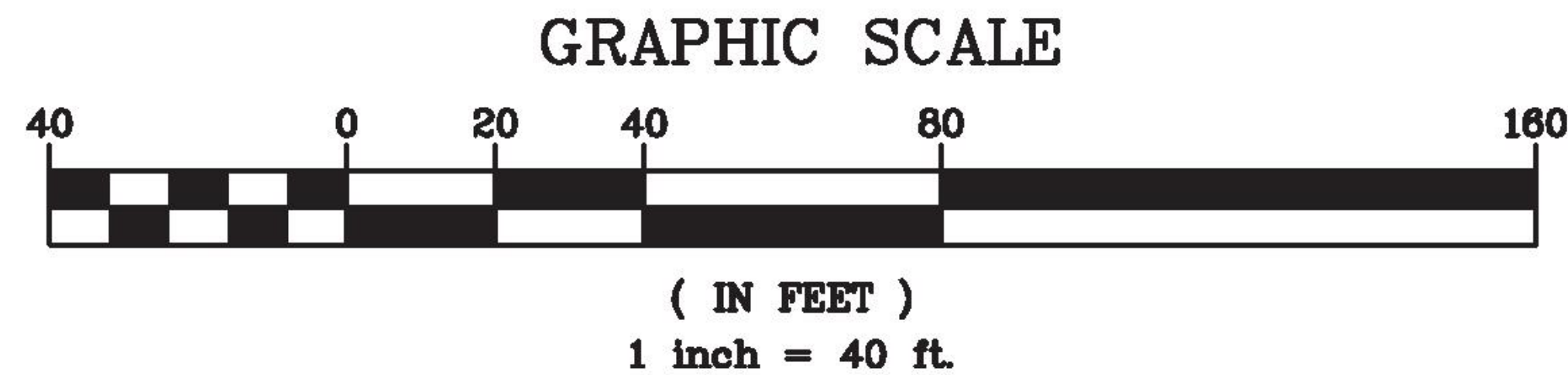
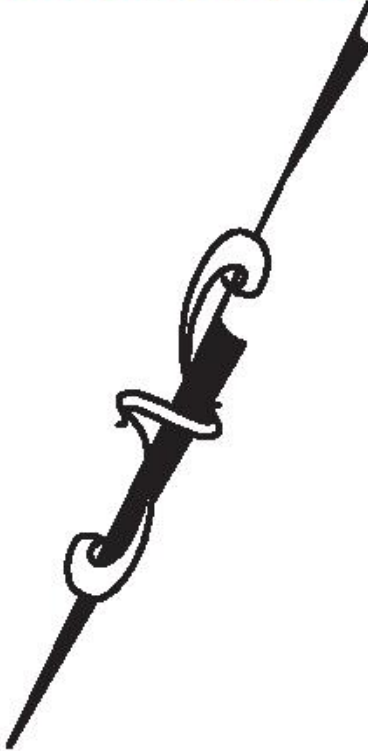
EXISTING LOT COVERAGE



PROPOSED LOT COVERAGE

LOT COVERAGE CALCULATIONS			
SHEET: 2.50 BLOCK: 17 LOT: 2			
ZONE: 1F-60	EXISTING (SF)	PROPOSED (SF)	NET
AREA OF LOT	167,519	167,519	0
PRIMARY BUILDING	3,284	4,112	828
FRONT PORCH	181	293	112
PATIO	499	71	-428
WALLS	296	122	-174
POOL & COPING	547	880	333
POOL PATIO	1,007	490	-517
GARAGE/REAR PORCH	647	789	142
OTHER/WELLS	196	57	-139
WALKWAYS	434	301	-133
TOTAL COVERAGE:	7,091	7,115	24
ALLOWABLE COVERAGE:	7,148		-33

NOTE: THIS DRAWING PRINTED AT 200% NOTED SCALE FOR DRAWING SUBMISSION

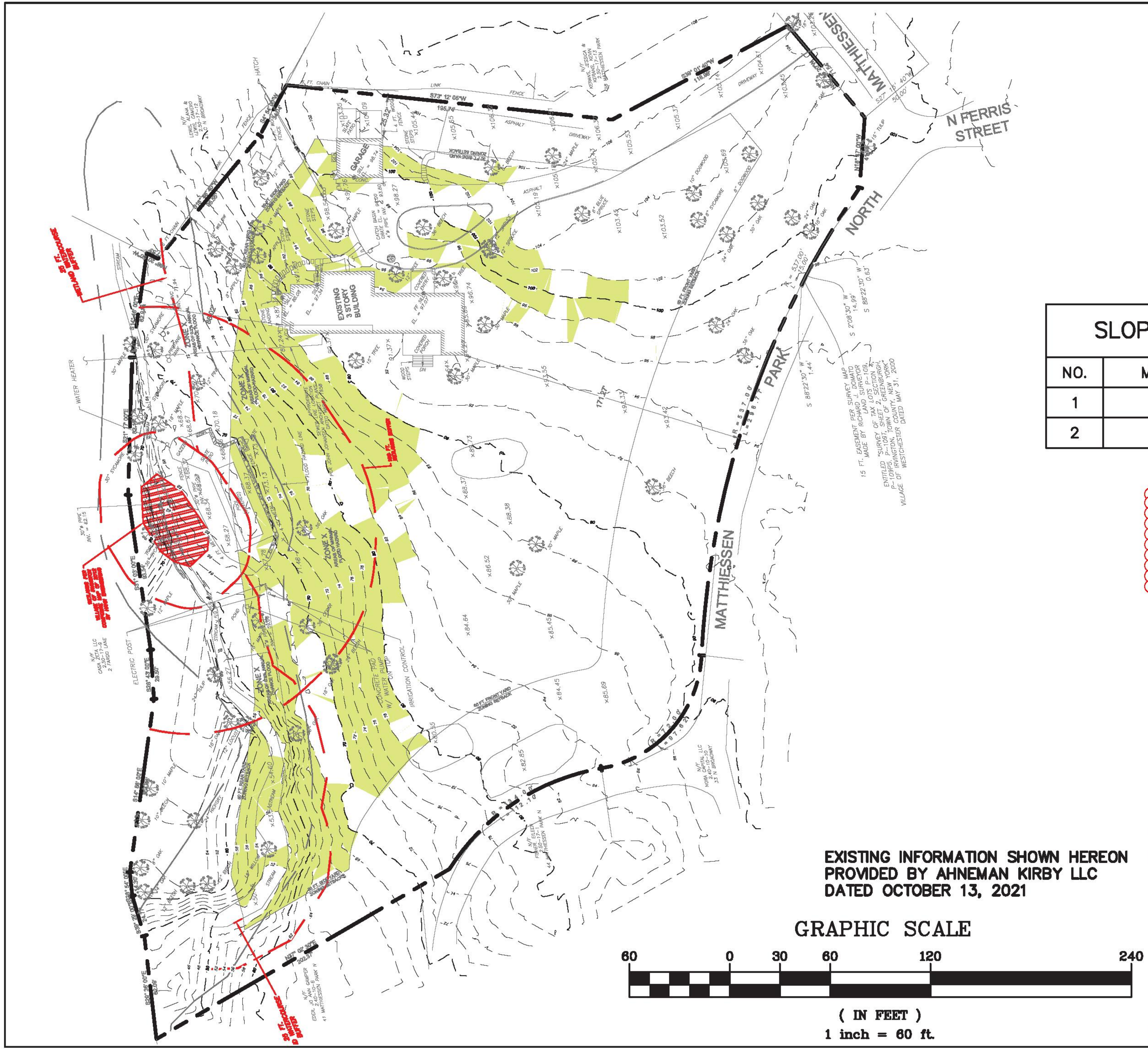


EXISTING INFORMATION SHOWN HEREON PROVIDED BY AHNEMAN KIRBY LLC DATED OCTOBER 13, 2021

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REVIEWED FOR VILLAGE COMMENTS 10/20/21 12	PROJECT: PROPOSED DWELLING 39 MATTHIESSEN PARK VILLAGE OF IRVINGTON WESTCHESTER COUNTY – NEW YORK		Date: 08/18/21 Sheet: 1 Scale: 1" = 40' Drawn By: A.Y. Checked By: M.S. Sheet No.
	LOT COVERAGE		
	HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, NY 10523 T: 914-808-0480 F: 914-808-2088 © 2019		
			LC-1



SLOPE ANALYSIS (LIMIT OF DISTURBANCE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	58889	
2	15%	Vertical	31083	

NOTE: THIS DRAWING PRINTED AT
200% NOTED SCALE FOR
DRAWING SUBMISSION



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EXISTING INFORMATION SHOWN HEREON
PROVIDED BY AHNEMAN KIRBY LLC
DATED OCTOBER 13, 2021

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/21	REVISION FOR VILLAGE COMMENTS
2	11/17/21	REVISION FOR VILLAGE COMMENTS

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

Residence

PROJECT:

PROPOSED DWELLING
39 MATTHIESSEN PARK
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY – NEW YORK

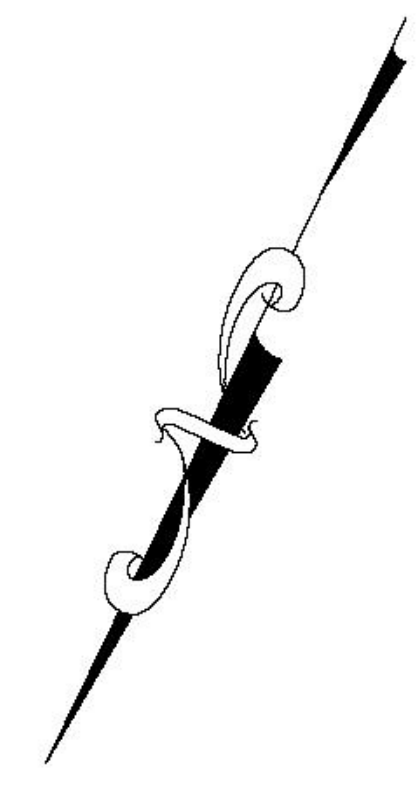
SLOPE ANALYSIS

HEC

HUDSON
ENGINEERING
&
CONSULTING, P.C.
45 Knollwood Road, Suite 201
Elmsford, NY 10523
T: 914-808-0480
F: 914-808-2088
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Date: 05/18/21
Scale: 1" = 60'
Drawn By: A.Y.
Checked By: M.S.
Sheet No.

SA-1

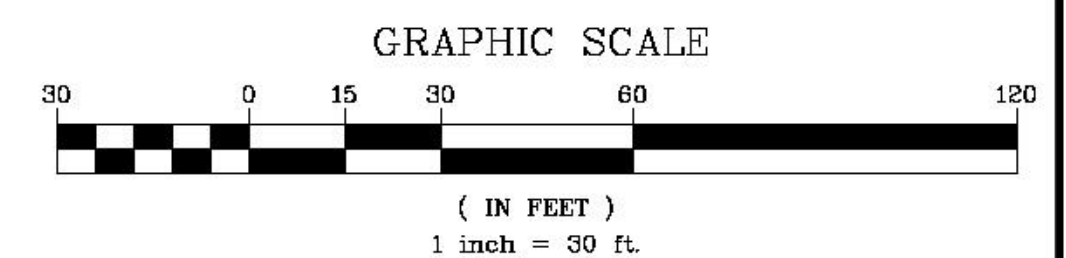
PLACED TABULA
BOULDERS

SCALE: 1"=500'


1. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION.
2. INSTALL A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
3. ESTABLISH CONSTRUCTION STAGING AREA.
4. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
5. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
6. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
7. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARP/AUL(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
8. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSE PROPERLY OFF-SITE.
9. POOL DEMOLITION
 - 8.1.1. ALL WORK WITHIN THE WETLAND BUFFER SHALL BE COMPLETED WITH APRIL 1ST TO OCTOBER 31ST.
 - 8.1.2. INSTALL ORANGE CONSTRUCTION FENCING PRIOR TO START OF DEMOLITION/CONSTRUCTION ACTIVITIES.
 - 8.1.3. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
 - 8.1.4. INSTALL DOUBLE ROW SILT FENCING DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
 - 8.1.5. DEMOLISH THE EXISTING STRUCTURES AS NOTED ON THE PLANS AND DISPOSE PROPERLY OFF-SITE.
 - 8.1.6. ONCE DEMOLITION OF THE EXISTING POOL AND KOI POND COMMENCES, ALL WORK PERTAINING TO THE WETLAND BUFFER REMEDIATION SHALL BE COMPLETED AND AREA STABILIZED AS DETAILED ON THE WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEGHIC.
 - 8.1.7. CONSTRUCT BIO-RETENTION BASIN AS DETAILED ON THE WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEGHIC.
 - 8.1.8. PROVIDE STABILIZATION PER WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEGHIC.
 - 8.1.9. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE DISTURBED AREA IS 80% STABILIZED WITH VEGETATION.
9. ROUGH GRADE SITE.
 - 9.1. EXCAVATE AND INSTALL EX-FILTRATION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
 - 9.2. GRADE DRIVEWAYS AND INSTALL TRENCH DRAINS AND DRAIN INLETS.
 10. INSTALL DRAINAGE WORK TRIBUTARY TO EX-FILTRATION SYSTEMS FROM DRIVEWAY INCLUDING ALL PRETREATMENT DEVICES, CATCH BASINS AND PIPING.
 11. EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW DWELLING.
 12. CONSTRUCT BUILDINGS. INSTALL AND CONNECT ALL ROOF DRAIN LEADERS TO PREVIOUSLY INSTALLED EX-FILTRATION SYSTEMS.
 13. INSTALL CURBING, AND SUB-BASE COURSES. FINE GRADE AND SEED ALL DISTURBED AREAS. CLEAN EX-FILTRATION SYSTEMS, CATCH BASINS AND PRETREATMENT DEVICES. CLEAN EX-FILTRATION SYSTEMS. EROSE GRASS STAND IS ACHIEVED.
 14. INSTALL 4"-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEEDED AREAS.
 15. INSTALL BITUMINOUS CONCRETE TOP COURSE ON DRIVEWAY.
 16. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT.

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.



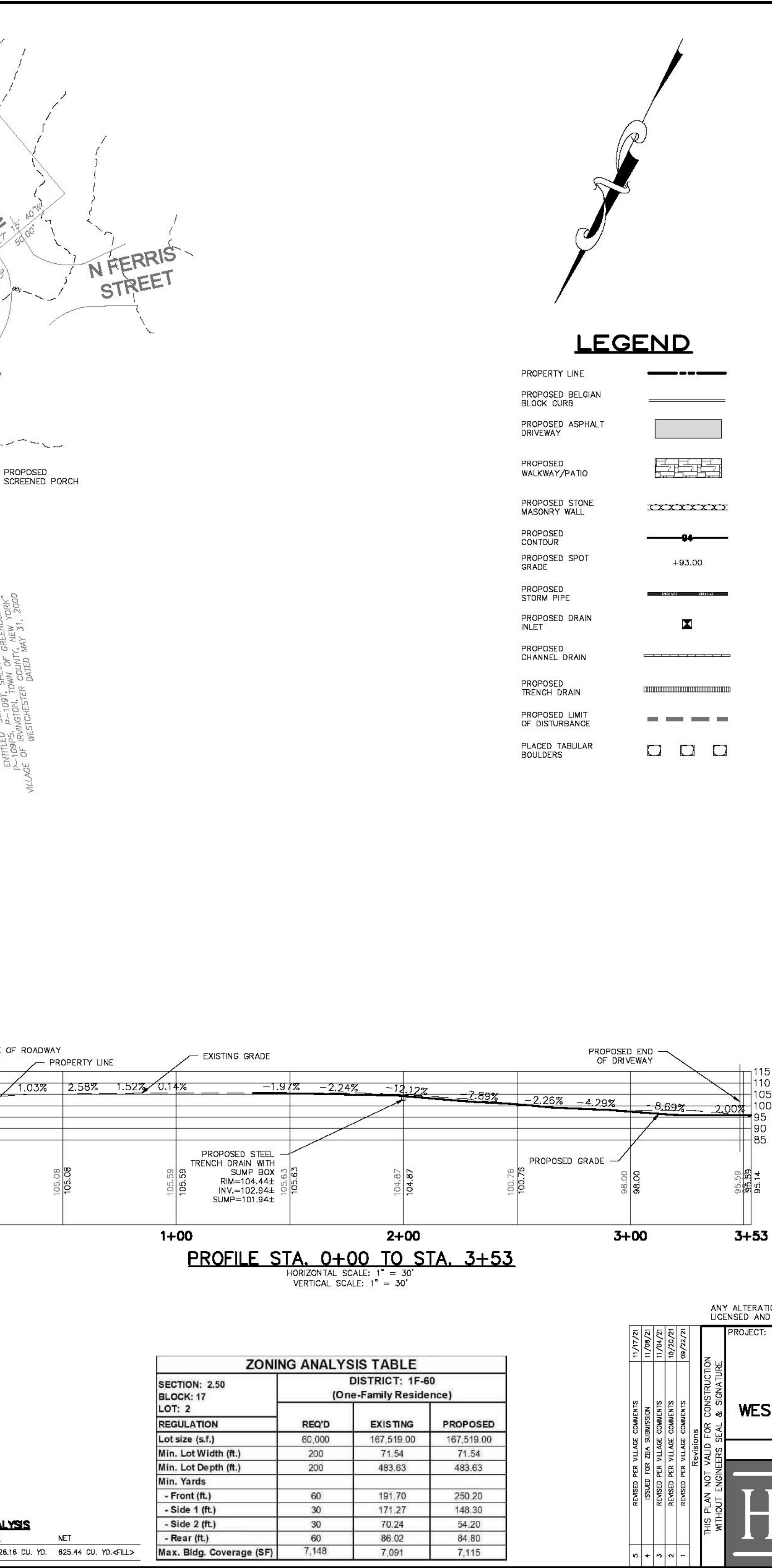
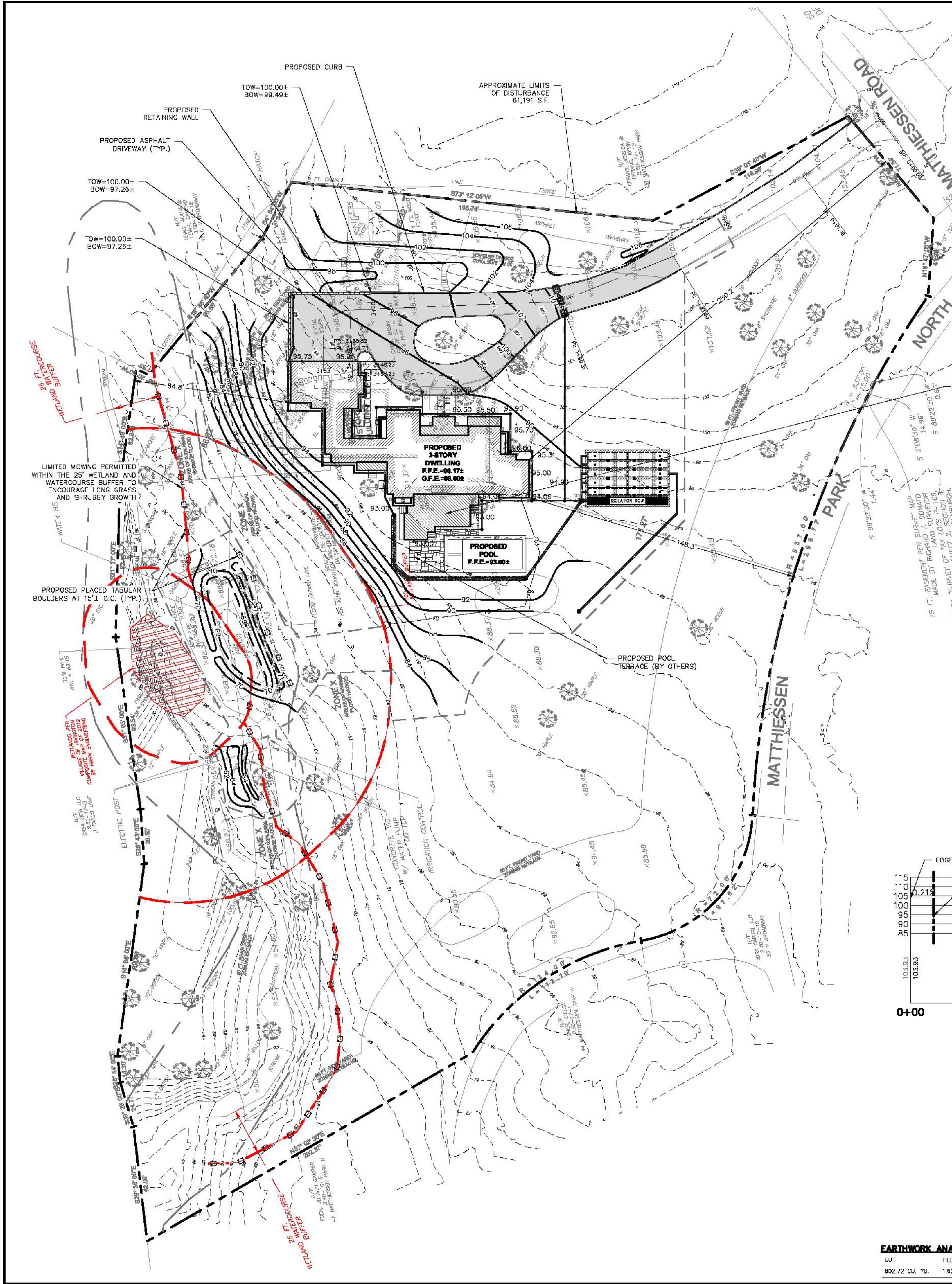
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1/17/71	REVISED PER VILLAGE COMMENTS	THIS PLAN NOT TO BE USED FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE REVISIONS	PROJECT: PROPOSED DWELLING 39 MATTHIESSEN PARK VILLAGE OF IRVINGTON WESTCHESTER COUNTY - NEW YORK	
10/20/71	REVISED PER VILLAGE COMMENTS		DEMOLITIONS PLAN	
2	1		 <p> HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmira, New York 14923 T: 614-808-0420 F: 614-880-2085 </p>	

Date: 05/22/21 Sheet: _____
 Scale: 1" = 30' 1
 Designed By: A.Y.
 Checked By: M.S.

Sheet No. _____

C-0



GENERAL NOTES:

- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
- NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 967.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I., A.S.C., ZONING, AND THE NEW YORK STATE BUILDING CODE.
- ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
- ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
- FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOUNDATIONS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDING THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
- OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS WELL AS ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1165 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
- INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY - FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - LANDSCAPING
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING
GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL INSPECTION
ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

OWNER INFORMATION
ROBERT & LISA BITTENCOURT
30 PLUMWOOD ROAD
BRIARCLIFF MANOR NY 10510

EXISTING INFORMATION SHOWN HEREON
PROVIDED BY AHNEMAN KIRBY LLC
DATED OCTOBER 13, 2021

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SECTION: 2.50 BLOCK: 17 LOT: 2	DISTRICT: 1F-60 (One-Family Residence)		
	REQ'D	EXISTING	PROPOSED
Lot size (s.f.)	60,000	167,519.00	167,519.00
Min. Lot Width (ft.)	200	71.54	71.54
Min. Lot Depth (ft.)	200	483.63	483.63
Min. Yards			
- Front (ft.)	60	191.70	250.20
- Side 1 (ft.)	30	171.27	148.30
- Side 2 (ft.)	30	70.24	54.20
- Rear (ft.)	60	86.02	84.80
Max. Bldg. Coverage (SF)	7,148	7,091	7,115

EARTHWORK ANALYSIS

CUT	FILL	NET
802.72 CU. YD.	1,628.16 CU. YD.	825.44 CU. YD. <FILL>

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PROJECT:
PROPOSED DWELLING
39 MATTHIESSEN PARK
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY - NEW YORK

SITE PLAN

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road, Suite 201
Elmsford, New York 10523
T: 914-908-0490
F: 914-580-2086
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THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE.

Revisions:
1. 11/17/21
2. 11/29/21
3. 11/29/21
4. 11/29/21
5. 11/29/21

Date: 08/18/21 Sheet: 2 of 2
Checked By: A.Y.
Sheet No. C-2

Page 66

STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

THE FOLLOWING MAINTENANCE PLAN HAS BEEN DEVELOPED TO MAINTAIN THE PROPER FUNCTION OF ALL DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES:

- MINIMIZE THE USE OF ROAD SALT FOR MAINTENANCE OF DRIVEWAY AREAS.
- DRAINAGE INLETS SHALL BE VACUUM SWEEPED TWICE A YEAR. AT THE CONCLUSION OF THE LANDSCAPE SEASON IN THE FALL AND AT THE CONCLUSION OF THE SAND AND DE-ICING SEASON IN THE SPRING. INSPECT EXFILTRATION/ATTENUATION GALLERY FOR SEDIMENT AND REMOVE SAME IF FOUND.

THE PERMANENT MAINTENANCE PROGRAM WILL BE MANAGED BY THE FUTURE HOMEOWNERS UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF THE IMPROVEMENTS.

NOTES:

- THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
- "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT". IMPORTED FILL MUST BE CERTIFIED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR OR ENGINEER.
- THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- ALL EXISTING TREES SHALL BE PROTECTED WITH A MINIMUM OF 6-INCHES OF WOOD CHIPS OR MULCH IN AREAS PRONE TO COMPACTION DUE TO CONSTRUCTION ACTIVITIES.
- WHEN TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL NEVER BE PULLED WITH MACHINERY. WHERE NECESSARY, CUT ROOTS CLEANLY AND BRIDGE WHEN POSSIBLE.
- WORK WITHIN DRIP LINE OF TREES SHALL BE COMPLETED BY HAND.
- REFER TO LANDSCAPE DRAWINGS FOR DETAILS ON TREE REMOVAL/PROTECTION.
- THE APPLICANT SHALL NOTIFY THE VILLAGE OF IRVINGTON BUILDING INSPECTOR AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING AS REQUIRED BY THE STORMWATER MANAGEMENT OFFICER:
 - 10.1. START OF CONSTRUCTION.
 - 10.2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
 - 10.3. COMPLETION OF SITE CLEARING.
 - 10.4. COMPLETION OF ROUGH GRADING.
 - 10.5. INSTALLATION OF STORMWATER MANAGEMENT FACILITIES.
 - 10.6. COMPLETION OF FINAL GRADING.
 - 10.7. CLOSE OF THE CONSTRUCTION SEASON.
 - 10.8. COMPLETION OF FINAL LANDSCAPING.
 - 10.9. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS
- THE POOL DRAWDOWN SHALL BE ACCOMMODATED BY THE INFILTRATION SYSTEM.
- NO CHEMICALS CAN BE ADDED TO THE POOL FOR A MINIMUM OF TEN DAYS PRIOR TO POOL DRAWDOWN.
- POOL DRAWDOWN MUST BE DONE DURING A DRY PERIOD OR WHEN RAIN IS NOT FORECASTED.
- POOL WATER IS TO BE DE-CHLORINATED PRIOR TO DRAWDOWN.

CONSTRUCTION SEQUENCING:

THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

- PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION.
- INSTALL A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
- ESTABLISH CONSTRUCTION STAGING AREA.
- INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
- SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
- INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
- STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARP(AULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND T.O.E. OF SLOPE.
- DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSE PROPERLY OFF-SITE.
 - 8.1. POOL DEMOLITION
 - 8.1.1. ALL WORK WITHIN THE WETLAND BUFFER SHALL BE COMPLETED WITHIN APRIL 1ST TO OCTOBER 31ST.
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 - 8.1.3. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
 - 8.1.4. INSTALL DOUBLE ROW SILT FENCING DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
 - 8.1.5. DEMOLISH THE EXISTING STRUCTURES AS NOTED ON THE PLANS AND DISPOSE PROPERLY OFF-SITE.
 - 8.1.6. ONCE DEMOLITION OF THE EXISTING POOL AND KOI POND COMMENCES, ALL WORK PERTAINING TO THE WETLAND BUFFER REMEDIATION SHALL BE COMPLETED AND AREA STABILIZED AS DETAILED ON THE WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEHNIG.
 - 8.1.7. CONSTRUCT BIO-RETENTION BASIN AS DETAILED ON THE WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEHNIG.
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 - 8.1.9. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE DISTURBED AREA IS 80% STABILIZED WITH VEGETATION.
 - 8.2. ROUGH GRADE SITE.
 - 8.3. EXCAVATE AND INSTALL EX-FILTRATION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
 - 8.4. ROUGH GRADE DRIVEWAYS AND INSTALL TRENCH DRAINS AND DRAIN INLETS.
 - 8.5. INSTALL DRAINAGE WORK TRIBUTARY TO EX-FILTRATION SYSTEMS FROM DRIVEWAY INCLUDING ALL PRETREATMENT DEVICES, CATCH BASINS AND PIPING.
 - 8.6. EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW DWELLING.
 - 8.7. CONSTRUCT BUILDINGS, INSTALL AND CONNECT ALL ROOF DRAIN LEADERS TO PREVIOUSLY INSTALLED EX-FILTRATION SYSTEMS.
 - 8.8. INSTALL CURBING AND SUB-BASE COURSES, FINE GRADE AND SEED ALL DISTURBED AREAS. CLEAN PAVEMENT, DRAIN LINES, CATCH BASINS AND PRETREATMENT DEVICES. CLEAN EX-FILTRATION SYSTEMS. ENSURE GRASS STAND IS ACHIEVED.
 - 8.9. INSTALL 4"-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEEDED AREAS.
 - 8.10. INSTALL BITUMINOUS CONCRETE TOP COURSE ON DRIVEWAY.
 - 8.11. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.
 - 8.12. SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT.

LEGEND

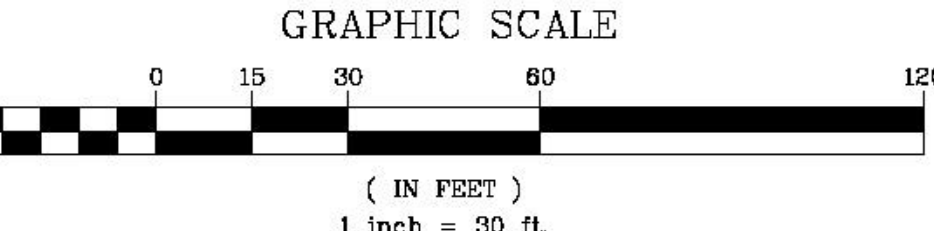
- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WALKWAY/PATIO
- PROPOSED STONE MASONRY WALL
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED CHANNEL DRAIN
- PROPOSED TRENCH DRAIN
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE PROTECTION

EXISTING INFORMATION SHOWN HEREON PROVIDED BY AHNEMAN KIRBY LLC DATED OCTOBER 13, 2021

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

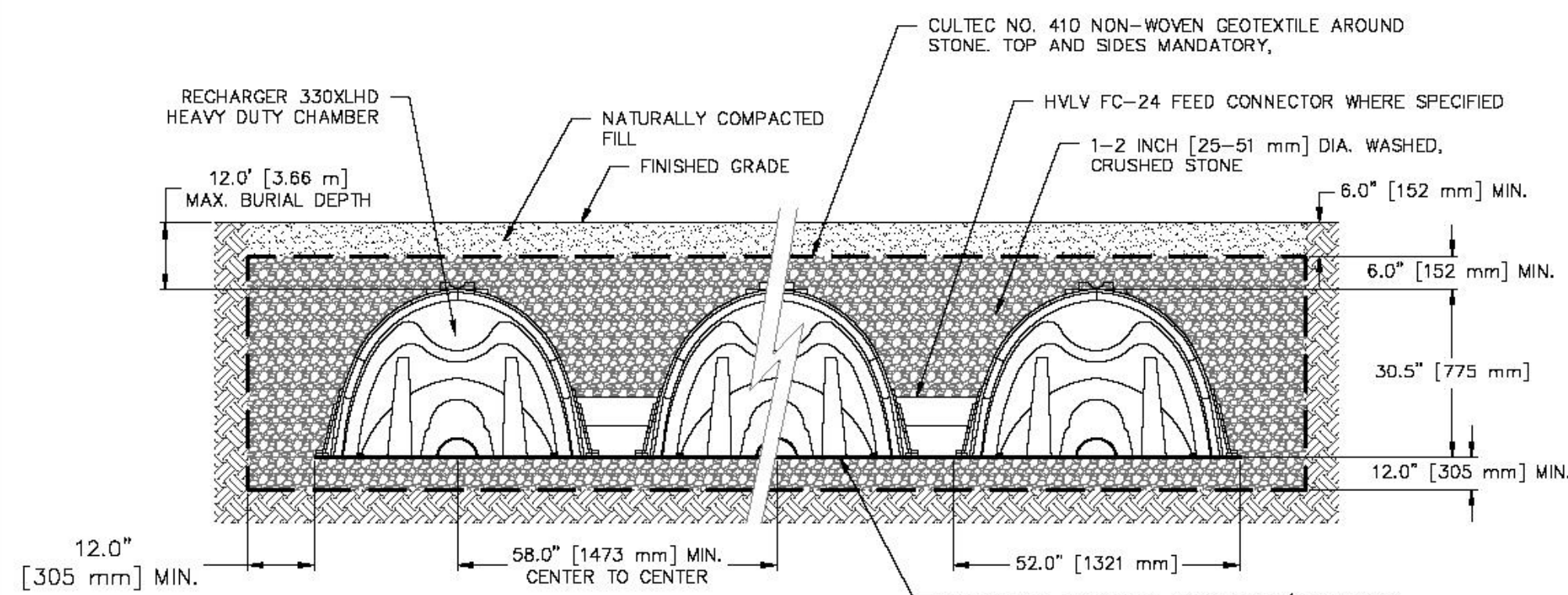
TEST HOLE DATA:

- | | |
|---|---|
| TEST HOLE #1
DEPTH - 98"
0-6" TOPSOIL
6-98" FINE BROWN SANDY LOAM
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 130.43 INCHES/HOUR | TEST HOLE #3
DEPTH - 96"
0-6" TOPSOIL
6-96" FINE BROWN SANDY LOAM
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 10.50 INCHES/HOUR |
| TEST HOLE #2
DEPTH - 97"
0-6" TOPSOIL
6-97" FINE BROWN SANDY LOAM
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 35.09 INCHES/HOUR | TEST HOLE #4
DEPTH - 84"
0-6" TOPSOIL
6-84" FINE BROWN SANDY LOAM
WITH LARGE ROCKS
NO GROUNDWATER
LEDGE ROCK @ 84"
PERC. = 35.09 INCHES/HOUR |



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

11/7/21 REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 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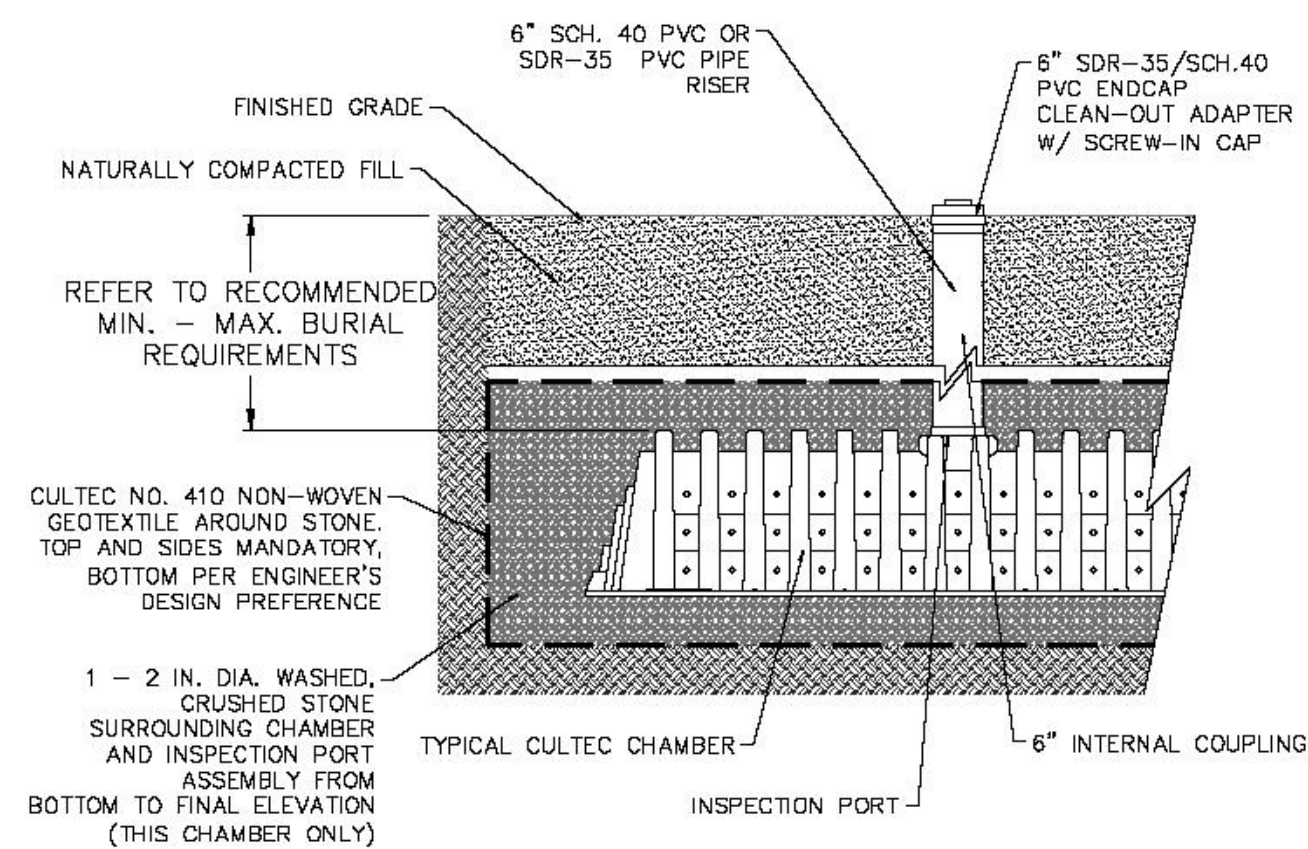


DRIVEWAY PAVEMENT SECTION
A- 2" TOP COURSE- N.Y.S.D.O.T. ITEM, 403.178202, TYPE 6 F2
B- 4" SUBBASE COURSE- N.Y.S.D.O.T. ITEM, 304.12, TYPE 2

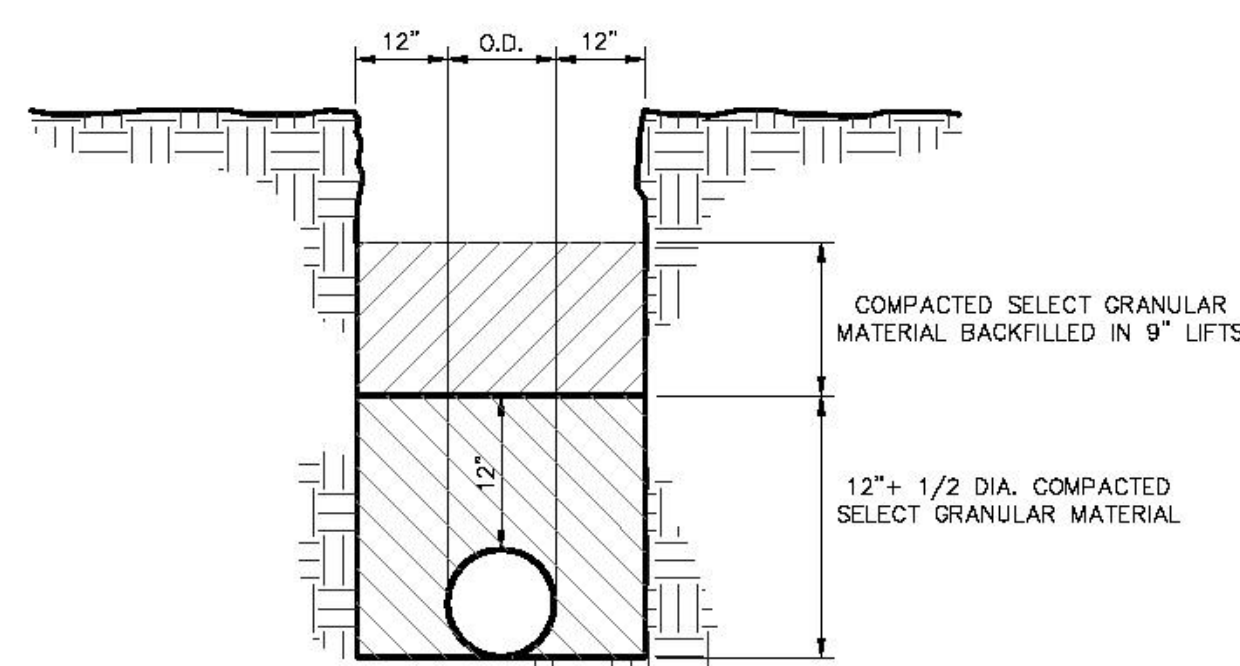
GENERAL NOTES:
RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

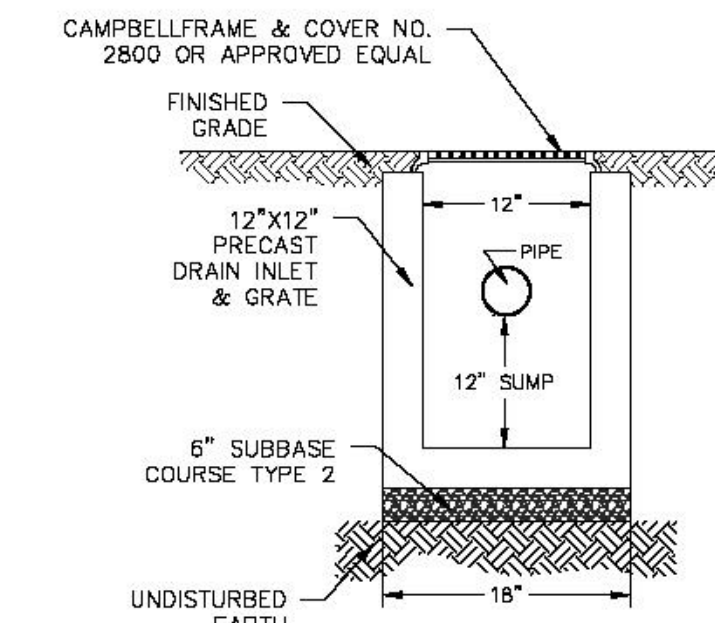
CULTEC RECHARGER 330XLHD



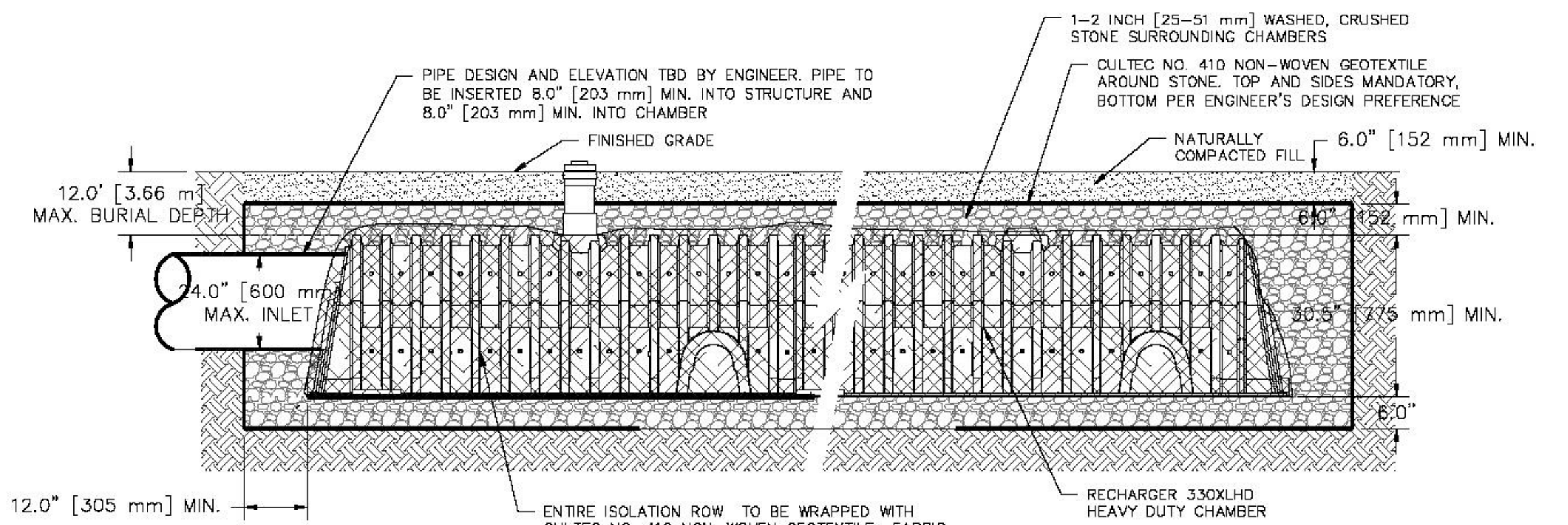
CULTEC ACCESS PORT



TRENCH BEDDING



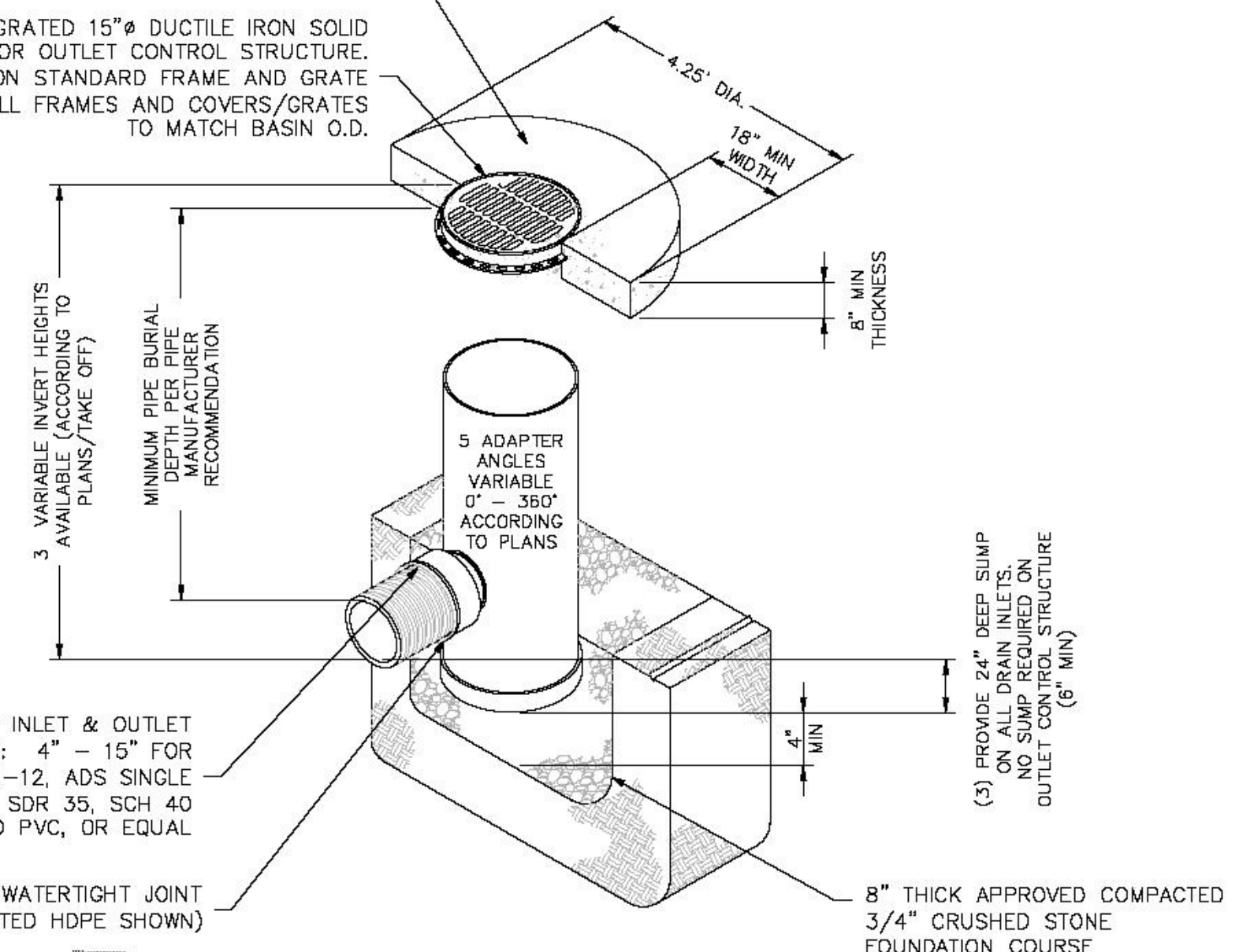
SUMP BOX



CULTEC RECHARGER 330XLHD ISOLATION ROW

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

(1) (2) PROVIDE INTEGRATED 15"Ø DUCTILE IRON SOLID FRAME & COVER FOR OUTLET CONTROL STRUCTURE. PROVIDE 15"Ø DUCTILE IRON STANDARD FRAME AND GRATE FOR 15"Ø DRAIN INLET. ALL FRAMES AND COVERS/GRATES TO MATCH BASIN O.D.



4. VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 15" FOR CORRUGATED HDPE (ADS N-12, ADS SINGLE WALL, HANCOR DUAL WALL), SDR 35, SCH 40 DWV, CORRUGATED & RIBBED PVC, OR EQUAL

⑤ WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

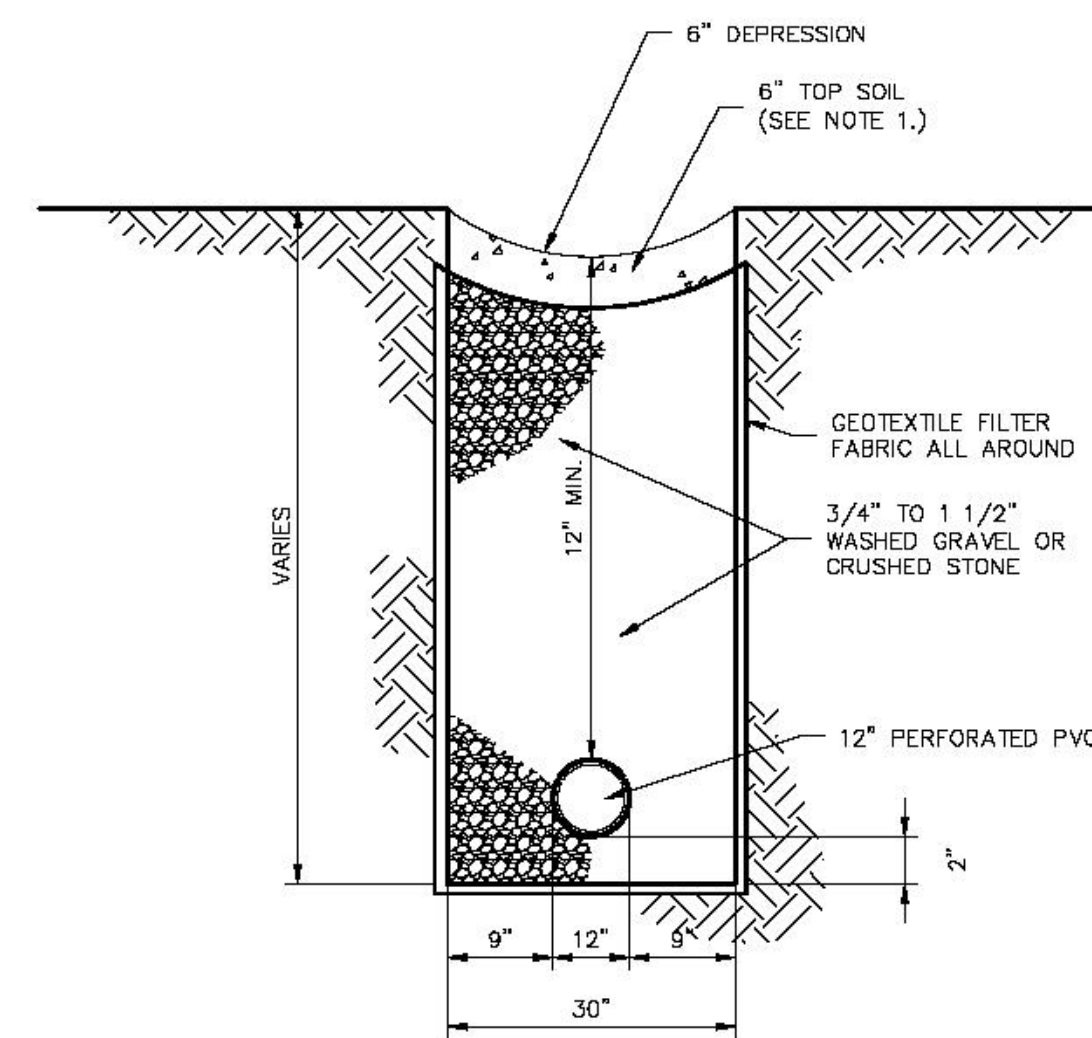
- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
15"Ø DRAIN INLET	1500	1500-01	1500-01
15"Ø DRAIN INLET	1500	1500-02	1500-02
15"Ø DRAIN INLET	1500	1500-03	1500-03
15"Ø DRAIN INLET	1500	1500-04	1500-04
15"Ø DRAIN INLET	1500	1500-05	1500-05
15"Ø DRAIN INLET	1500	1500-06	1500-06
15"Ø DRAIN INLET	1500	1500-07	1500-07
15"Ø DRAIN INLET	1500	1500-08	1500-08
15"Ø DRAIN INLET	1500	1500-09	1500-09
15"Ø DRAIN INLET	1500	1500-10	1500-10

NOTES:

- INSTALL BASIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- PRODUCT SHALL BE NYLOPLAST DRAIN BASIN MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) OR APPROVED EQUAL.

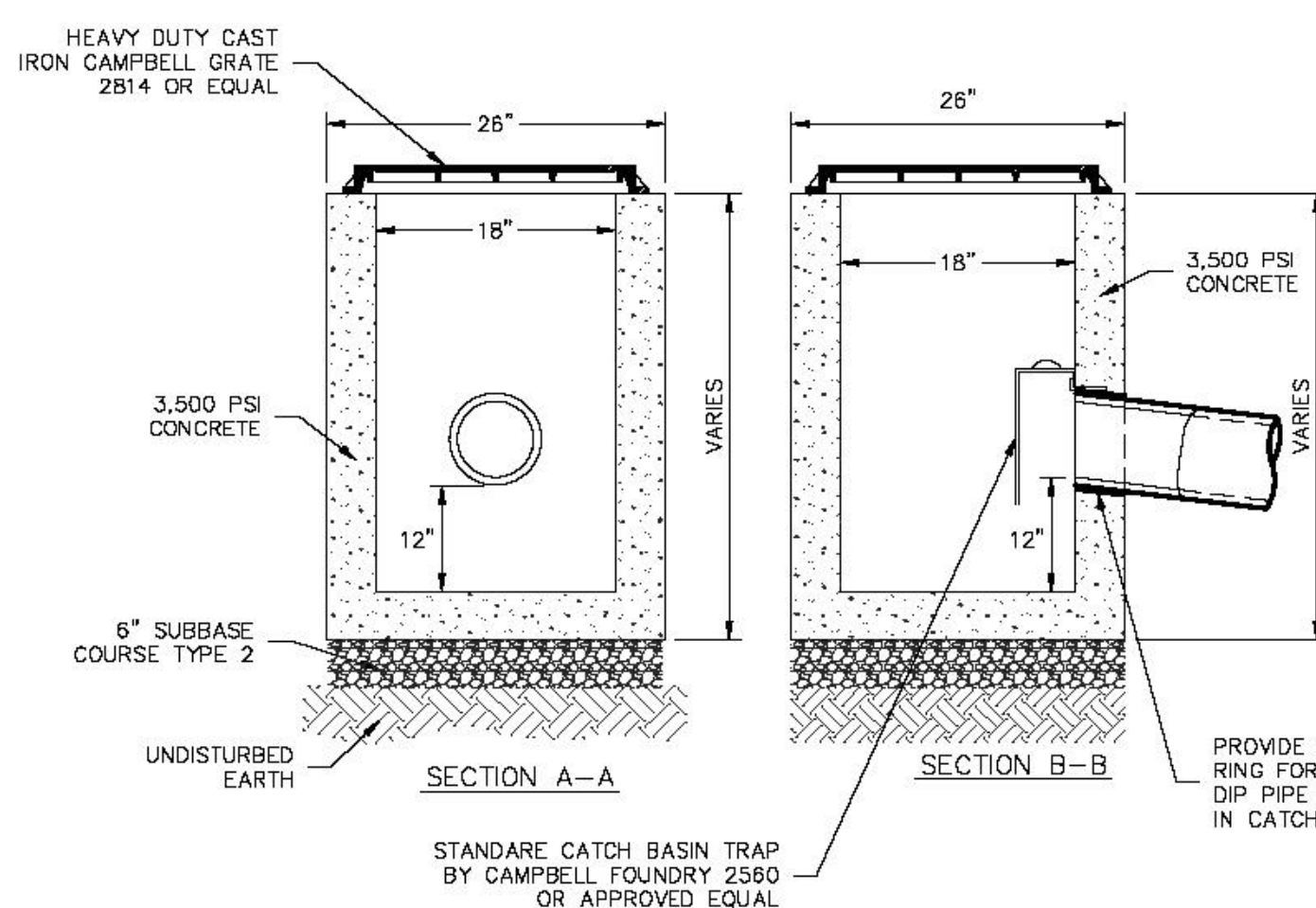
15"Ø NYLOPLAST BASIN



NOTES:

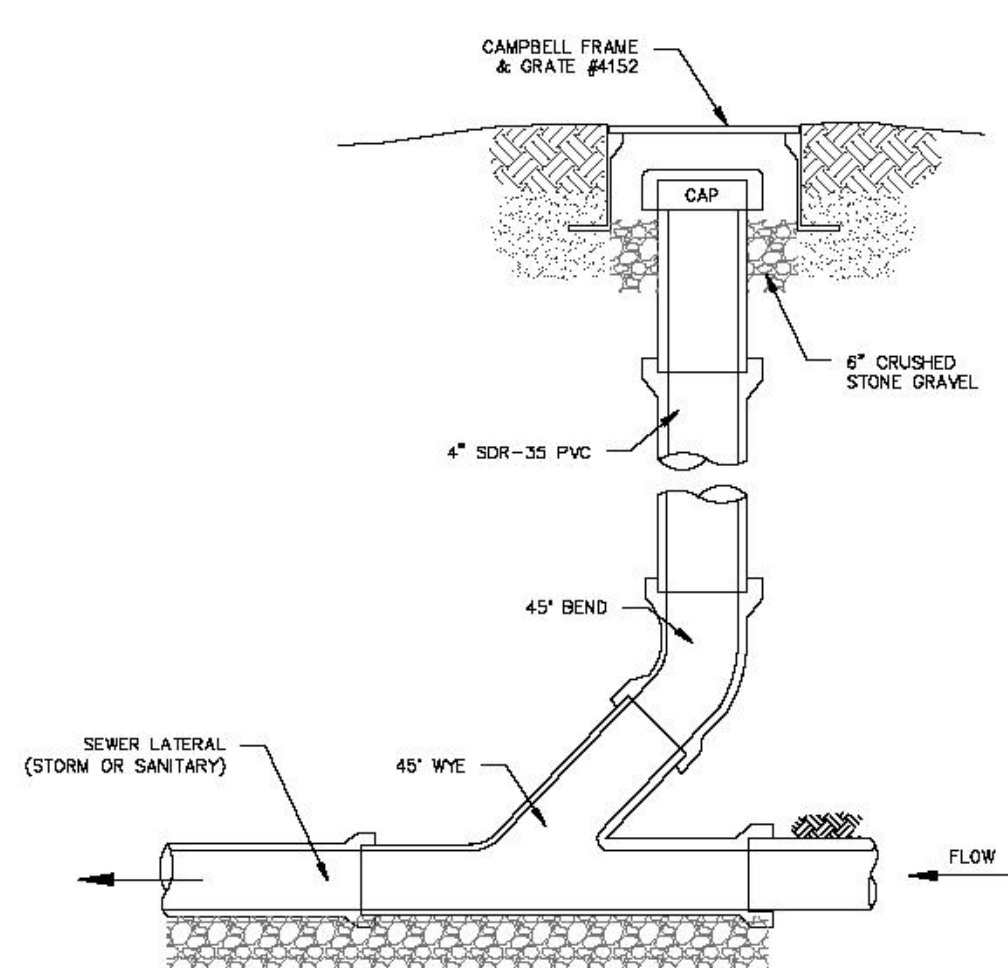
- SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

CURTAIN DRAIN



- NOTES:**
- CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
 - DESIGN LOADING - AASHTO HS20-44
 - EARTH COVER - 0 TO 5 FEET
 - CONSTRUCTION JOINT - LAPPED

18"X18" PRECAST CONCRETE CATCH BASIN



NOTES (SANITARY SEWER SERVICES):

- ALL SANITARY SEWER SERVICES TO BE 4"Ø SCH. 40 @ 1.0% MINIMUM.
- IN ACCORDANCE WITH THE NYS RESIDENTIAL BUILDING CODE, THE FOLLOWING REQUIREMENTS APPLY:
A. CLEANOUTS SHALL BE INSTALLED NOT MORE THAN 100 FEET APART IN HORIZONTAL DRAINAGE LINES (P3005.2.2)
B. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION OF THE DRAINAGE SYSTEM GREATER THAN 45 DEGREES.
C. CLEANOUTS SHALL BE INSTALLED SO THAT THE CLEANOUT OPENS TO ALLOW CLEANING IN THE DIRECTION OF THE FLOW OF THE DRAINAGE LINE (P3005.2.8).

NOTES (STORM SEWER):

- REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6"Ø SCH. 40 @ 1.0% MINIMUM.
- CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

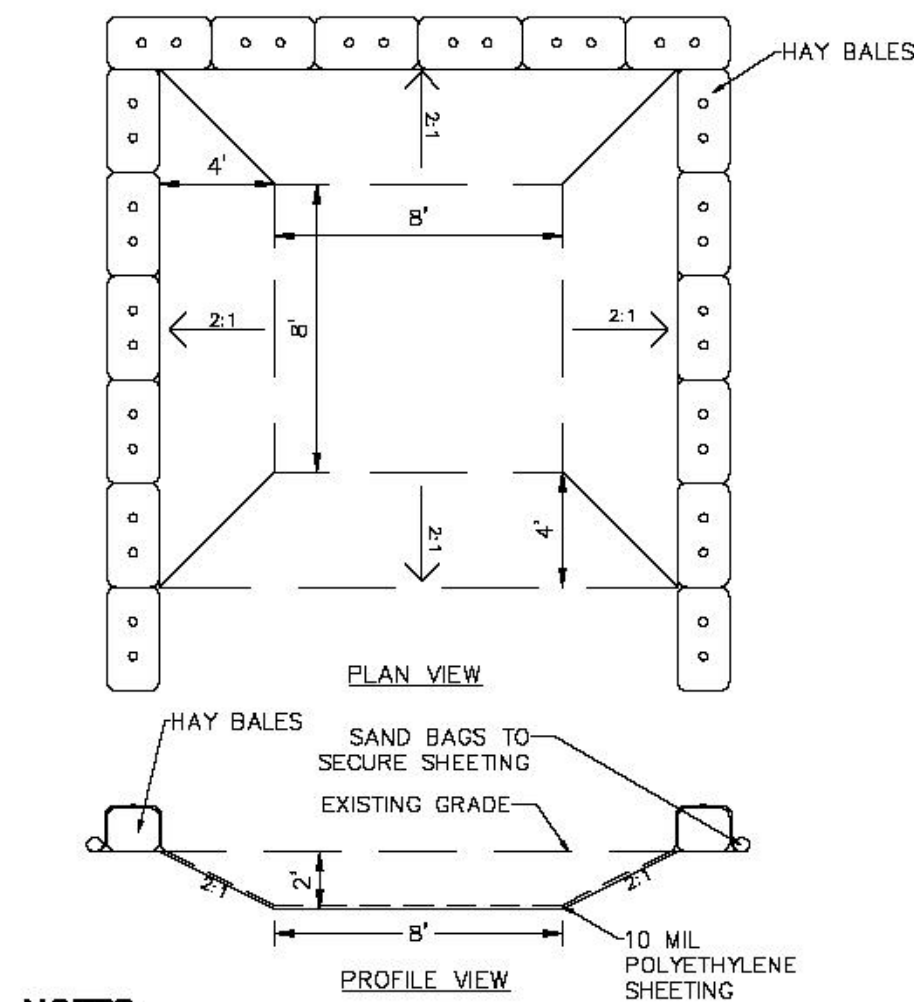
SEWER CLEANOUT DETAIL (GRAVITY) (STORM OR SANITARY)

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

PROJECT: PROPOSED DWELLING 39 MATTHIESSEN PARK VILLAGE OF IRVINGTON WESTCHESTER COUNTY - NEW YORK	DATE: 08/18/21 SCALE: N.T.S. DESIGNED BY: A.Y. CHECKED BY: M.S. SHEET NO. 4
HEC CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmford, New York 10523 T: 914-208-0490 F: 914-580-2086	HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmford, New York 10523 T: 914-208-0490 F: 914-580-2086

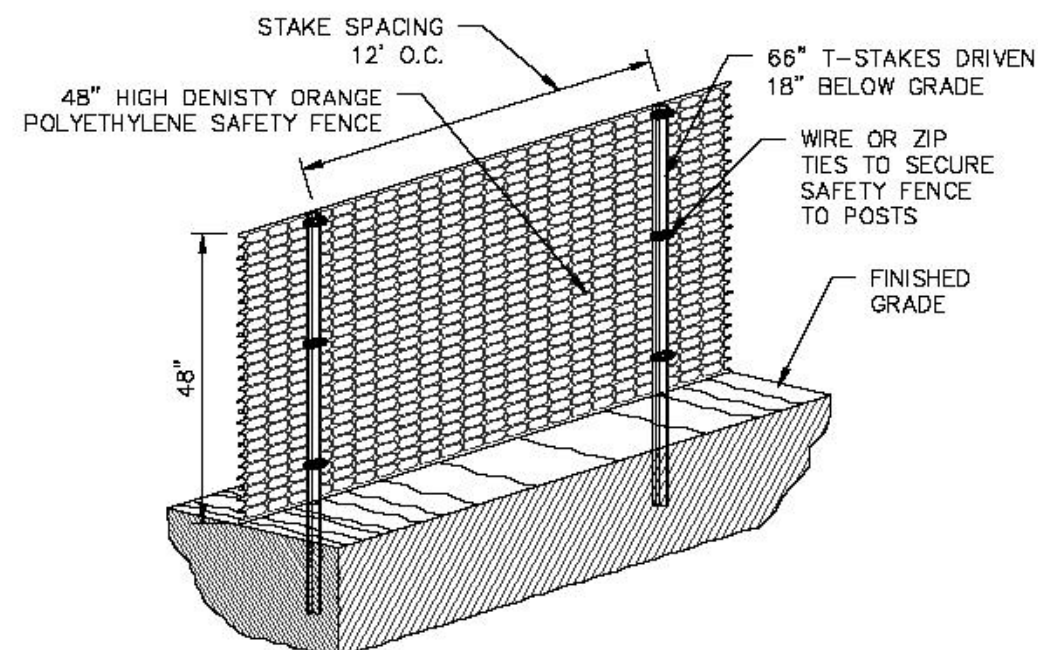


C-4

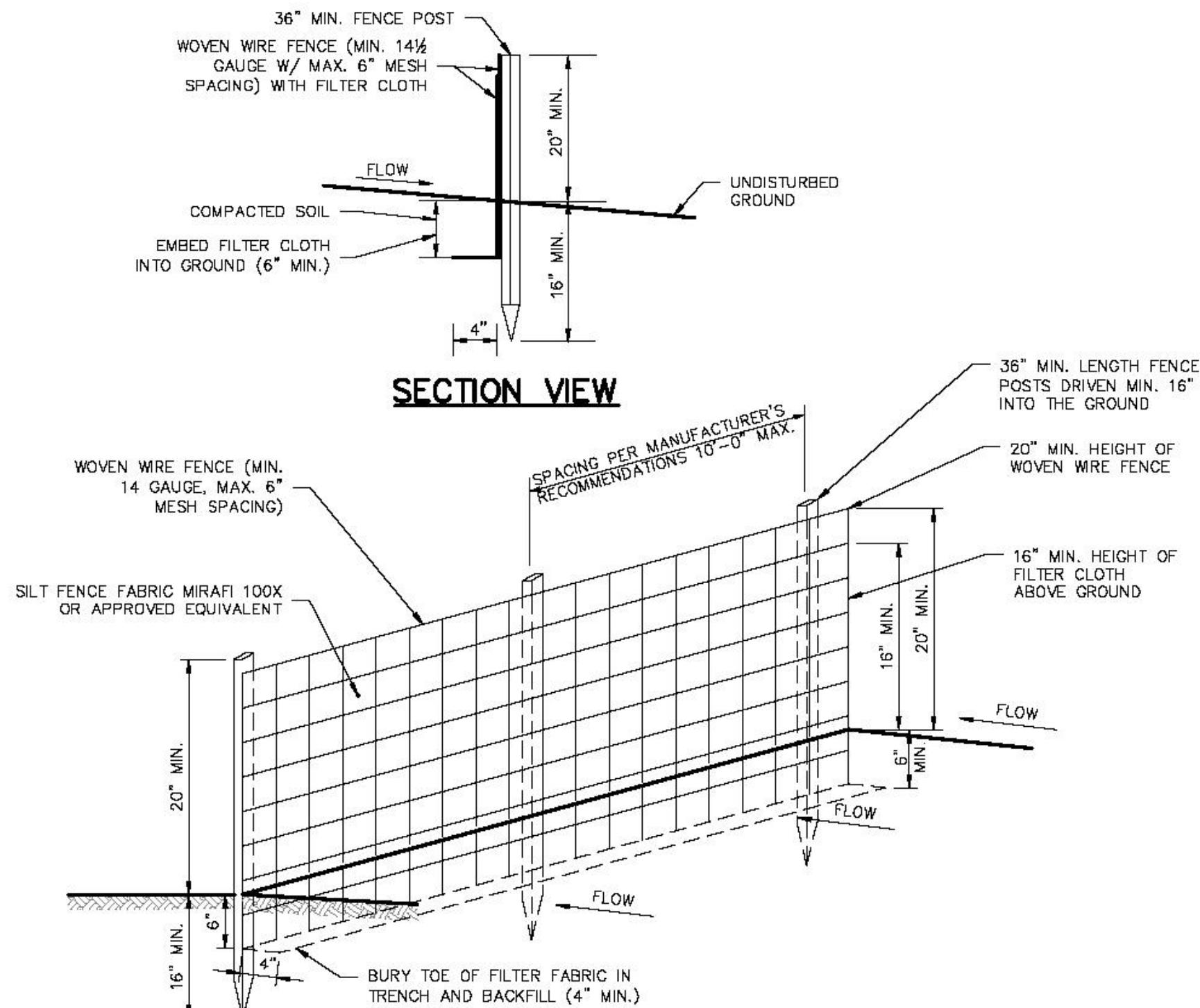


- NOTES:**
1. CONCRETE WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. CONCRETE WASHOUT AREA TO BE ENTIRELY SELF CONTAINED
 2. HAY BALES SHALL BE PROVIDED AROUND THE PERIMETER OF CONCRETE WASHOUT AREA FOR CONTAINMENT.
 3. WASHOUT AREA SHALL BE LINED WITH PLASTIC SHEETING NO THINNER THAN 10 MILS. SHEETING SHALL HAVE NO HOLES OR TEARS AND SHALL BE ANCHORED BY SAND BAGS ON ALL SIDES EXCEPT ACCESS SIDE. PLASTIC LINING TO BE REPLACED WITH EACH CLEANING
 4. SIGNS SHALL BE PROVIDED AT THE CONSTRUCTION ENTRANCE AND CONCRETE AREAS INDICATING LOCATION OF WASHOUT AREA.
 5. WASHOUT AREA TO BE ENCLOSED IN CONSTRUCTION FENCE.
 6. WASHOUT AREAS TO BE INSPECTED DAILY TO ENSURE LINER IS INTACT AND ADEQUATE CAPACITY IS AVAILABLE AT ALL TIMES. WASHOUT AREAS SHALL BE INSPECTED IMMEDIATELY AFTER HEAVIER RAINS. DAMAGED OR LEAKING WASHOUT AREAS TO BE DEACTIVATED AND REPAIRED IMMEDIATELY.
 7. CONCRETE WASTE SHALL BE REMOVED AND DISPOSED OF ONCE IT REACHES THREE-QUARTERS OF THE WASHOUT AREA'S HEIGHT. ALL WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS, REGULATIONS, AND GUIDELINES OF MUNICIPALITY.

CONCRETE WASHOUT AREA



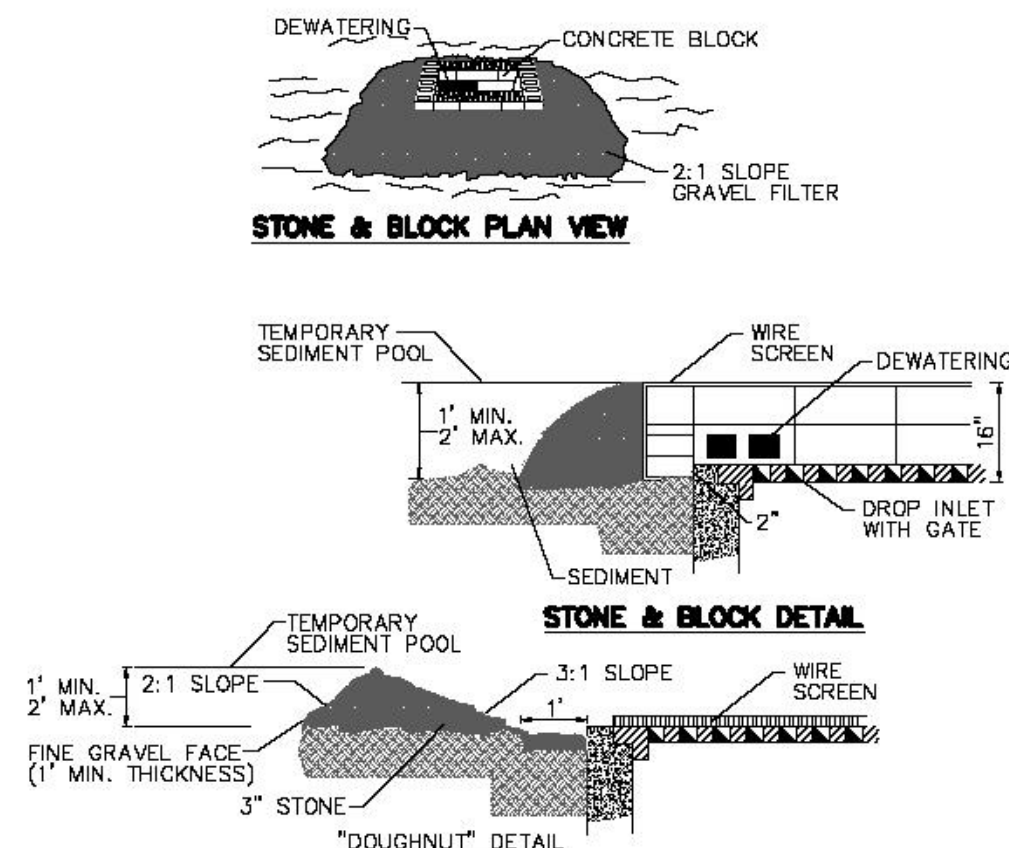
CONSTRUCTION FENCE



- NOTES:**
1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER 'T' OR 'U' TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA 1140N, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 6. INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS.
 7. SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS.

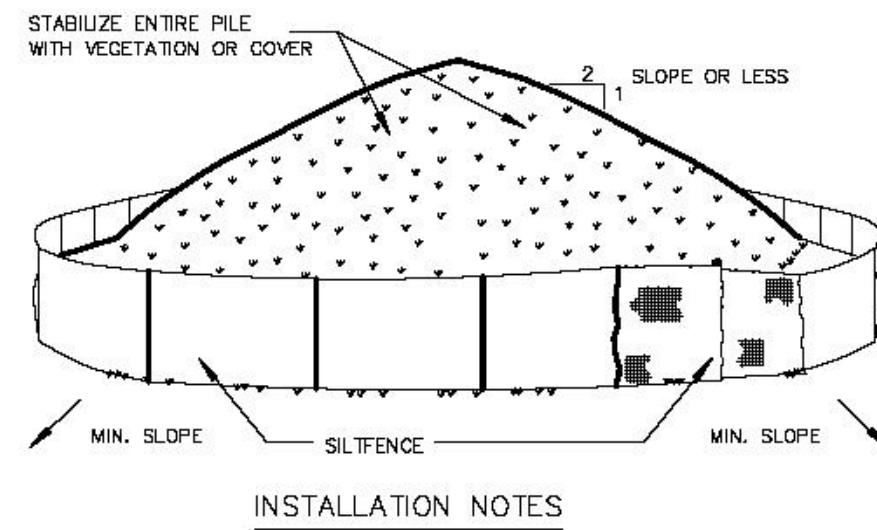
REINFORCED SILT FENCE

STONE & BLOCK DROP INLET PROTECTION



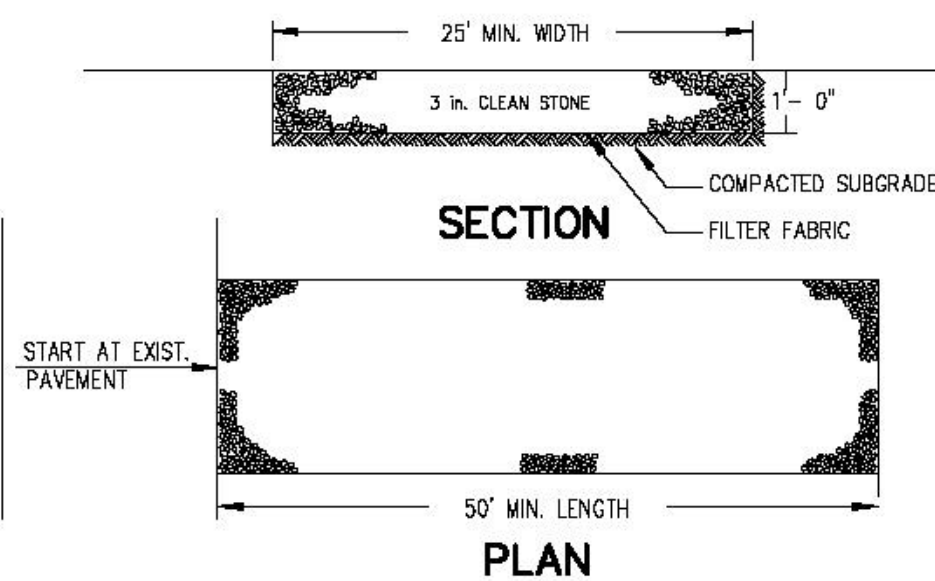
- CONSTRUCTION SPECIFICATION**
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
 2. HARDWARECLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
 3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF BLOCK ON A 2:1 SLOPE OR FLATTER.
 4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE.

SOIL STOCKPILING



- INSTALLATION NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
 3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
 6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

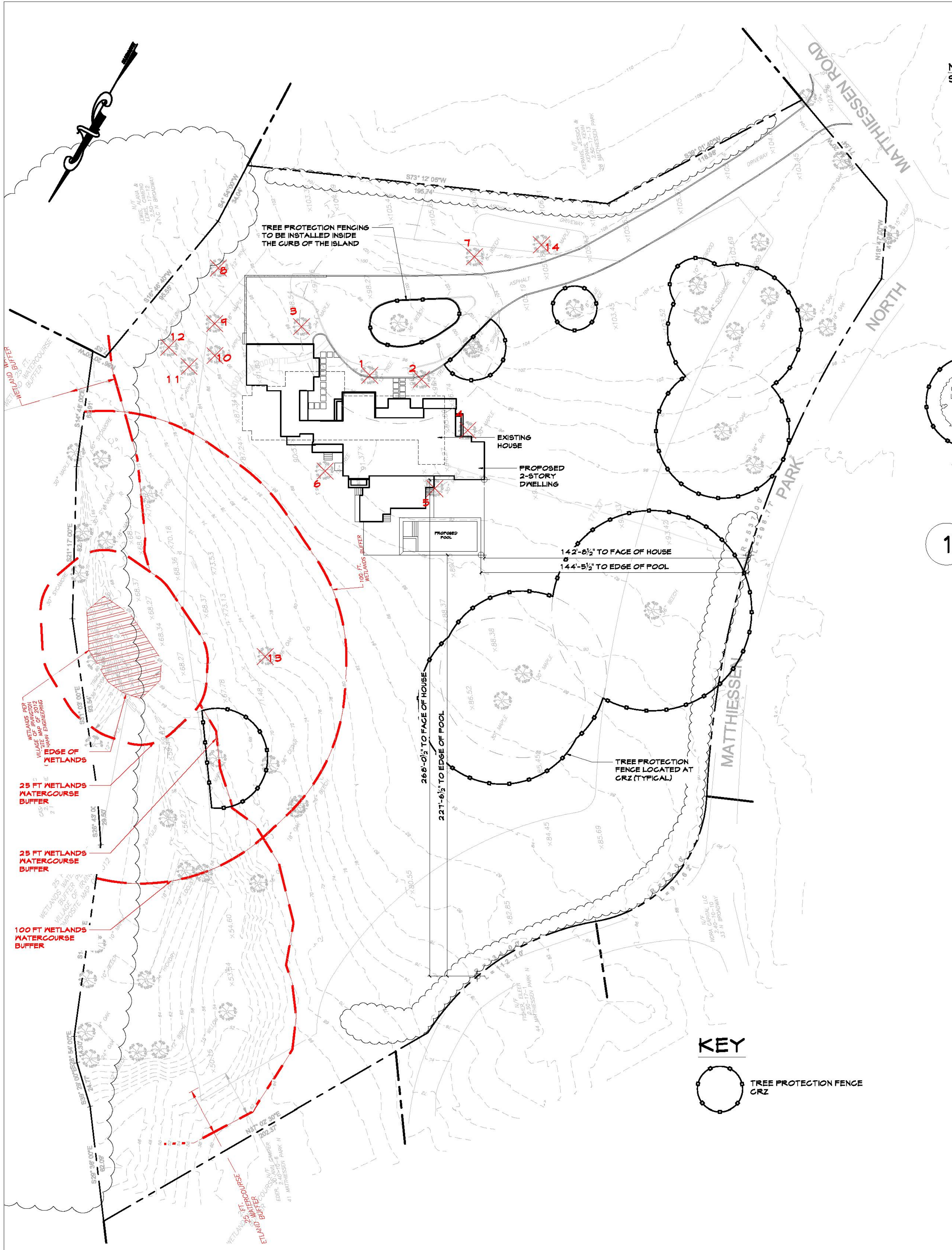
STABILIZED CONSTRUCTION ENTRANCE



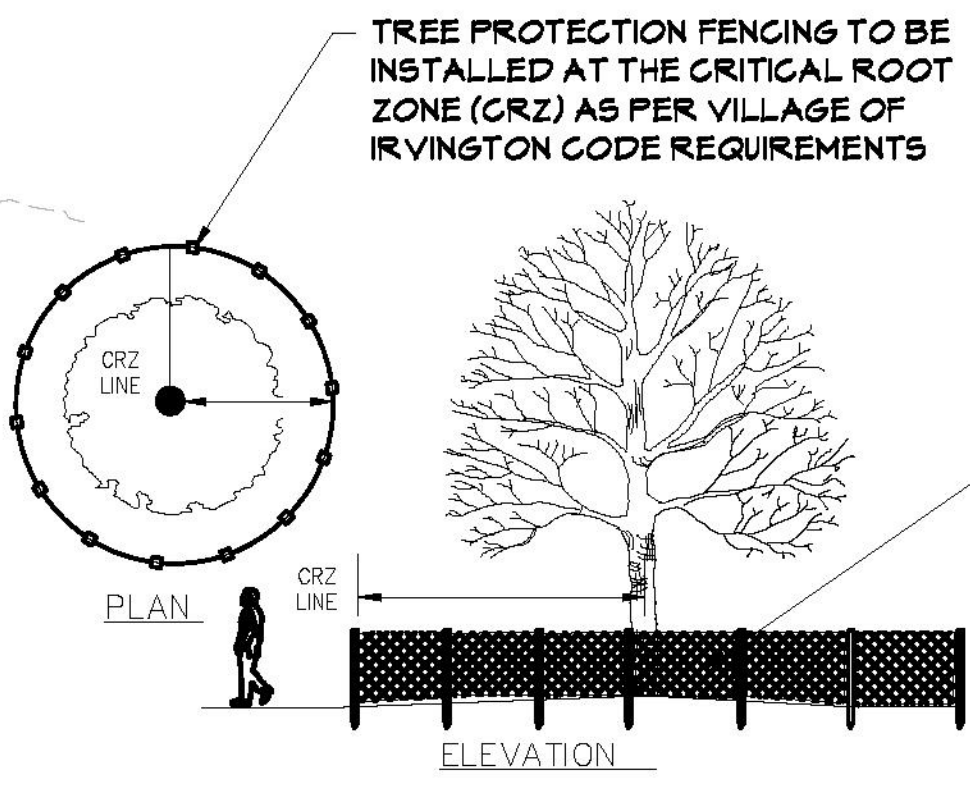
- INSTALLATION NOTES:**
1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

REVISIONS 09/22/21 1	PROJECT: PROPOSED DWELLING 39 MATTHIESSEN PARK VILLAGE OF IRVINGTON WESTCHESTER COUNTY - NEW YORK	STATE OF NEW YORK MICHAEL STERN LICENSED PROFESSIONAL ENGINEER No. 80637
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	DETAILS HUDSON ENGINEERING & HEC CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-208-0420 F: 914-580-2086 © 2020	Date: 08/18/21 Sheet: 5 Scale: N.T.S. Designed By: A.Y. Checked By: M.S. Sheet No. C-5



NOTE:
SEE CIVIL DRAWINGS FOR POOL REMOVAL CONSTRUCTION SCHEDULE



1 TREE PROTECTION
SCALE: NTS

- TREE PROTECTION NOTES:**
1. PRIOR TO ANY CONSTRUCTION OCCURRING CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ARBORIST TO REVIEW RECOMMENDED PRE-CONSTRUCTION TREATMENT (E.G. VERTICAL MULCHING) TO EXISTING TREES WITHIN THE IMMEDIATE PROJECT AREA.
 2. ALL TREES TO BE PRESERVED ON THE SITE SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY THE USE OF WOODEN TREE GUARDS OR SNOW FENCING. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATING OR GRADING IS BEGUN AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION WORK UNLESS OTHERWISE DIRECTED. MINIMUM LIMITS OF TREE PROTECTION FENCING SHALL BE THE CRITICAL ROOT ZONE (CRZ) OF THE TREE UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 3. GENERAL CONTRACTOR WILL BE REQUIRED TO KEEP THE TREE PROTECTION FENCING IN GOOD CONDITION THROUGHOUT THE DURATION OF THE PROJECT. REMOVAL OF PROTECTION FENCE TO BE SUPERVISED BY PROJECT ARBORIST AT PROJECT CLOSE OUT.
 4. NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION SHALL BE CARRIED ON WITHIN THE TREE PROTECTION FENCING. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED. IF TRAFFIC CANNOT BE REROUTED OR MATERIAL STORAGE CANNOT BE RELOCATED AWAY FROM THE ROOT ZONE, THEN APPLY A LAYER OF WOOD CHIPS AT LEAST SIX INCHES THICK OVER THE ENTIRE ROOT ZONE AREA TO AVOID SOIL COMPACTION.
 5. ALL BUILDING DEBRIS AND CHEMICAL WASTES SHALL BE HAULED AWAY FOR PROPER DISPOSAL AND IN NO CASE SHALL BE BURNED, BURIED ON SITE, OR STOCKPILED OVER ROOT ZONES.
 6. PREVENT CONTAMINATION OF NEARBY BACKFILL MIXTURE FROM CLEANING SOLVENTS, CURING AGENTS, TRASH AND SURFACE DRAINAGE WATER.
 7. AVOID GRADE CHANGES AS MUCH AS POSSIBLE AROUND TREES TO BE PRESERVED. NEVER FILL EXCAVATED SOIL AROUND ANY TREE.
 8. PROTECT ROOTS FROM DAMAGE WHEN LAYING UTILITY LINES BY TUNNELING RATHER THAN TRENCHING.
 9. ANY TREE DAMAGED DURING CONSTRUCTION SHALL BE INSPECTED BY A N.Y.S. LICENSED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE RECOMMENDATIONS BY THE ARBORIST AND ALL REPAIRS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
 10. ALL BRANCH PRUNING, ROOT PRUNING AND FERTILIZATION WORK TO BE PERFORMED BY A CERTIFIED LICENSED ARBORIST AND REPUTABLE TREE CARE COMPANY. SUBMIT QUALIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
 11. ALL PRUNING WORK TO BE COMPLETED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE NATIONAL ARBORIST ASSOCIATION.
 12. TREES SHALL BE PERIODICALLY INSPECTED AND CHECKED FOR SIGNS OF STRESS DURING TO NEW CONSTRUCTION BY A CERTIFIED ARBORIST RETAINED BY THE CONTRACTOR.



57 Valley Avenue Elmsford, NY 10523
(914) 345-8733 Fax: (914) 345-3340
www.davey.com
NYS Pesticide Business Registration: 17625

September 15, 2021

Mr. Richard Quigley
IQ Landscape Architects PC
31 Mamaroneck Ave., 7th Floor
White Plains, NY 10601

Service Location:
39 Matthiessen Park
Irvington, NY

Dear Richard,
Please find outlined below our tree evaluation of fourteen (14) trees that will be removed and located on tree removals plan for 39 Matthiessen Park.

	Common Name	Latin Name	Location	Trunk Diameter	Condition
1	American Dogwood	<i>cornus florida</i>	Either side of front door	11 inches	Fair
2	American Dogwood	<i>cornus florida</i>	Either side of front door	12 inches	Poor
3	Katsura	<i>cercidiphyllum japonicum</i>	Between house and garage	36 inches	Good
4	Linden	<i>tilia americana</i>	Left side of house	34 inches	Good
5	Sophora Japonica	<i>styphnolobium japonica</i>	Off left rear corner of house	34 inches	Good
6	Larch	<i>larix laricina</i>	Rear of house	14 inches	Poor
7	Japanese Tree Lilac	<i>syringa reticulata</i>	South of driveway	10 inches	Good
8	Black Birch	<i>betula lenta</i>	Northeast part of property	12 inches	Poor
9	Linden	<i>tilia americana</i>	Northeast part of property	20 inches	Fair
10	Siebold Viburnum	<i>viburnum sieboldii</i>	Northeast part of property	8 inches	Poor
11	Siebold Viburnum	<i>viburnum sieboldii</i>	Northeast part of property	8 inches	Poor
12	Stewartia	<i>stewartia ovata</i>	Northeast part of property	6 inches	Poor
13	Amur Cork Tree	<i>phellodendron amurense</i>	Right rear between lawn and old pool	36 inches	Fair
14	Red Maple	<i>acer rubrum</i>	South of driveway	24 inches	Good



4	Reissued to Planning Board	11/17/21
3	Reissued to Planning Board	10/20/21
2	Reissued to Planning Board	09/22/21
No.	Revision/Issue	Date

IQ

Imbiano Quigley
Landscape Architects

31 Mamaroneck Ave
White Plains, New York 10601
admin@iqlandscape.com
(914) 232-0000

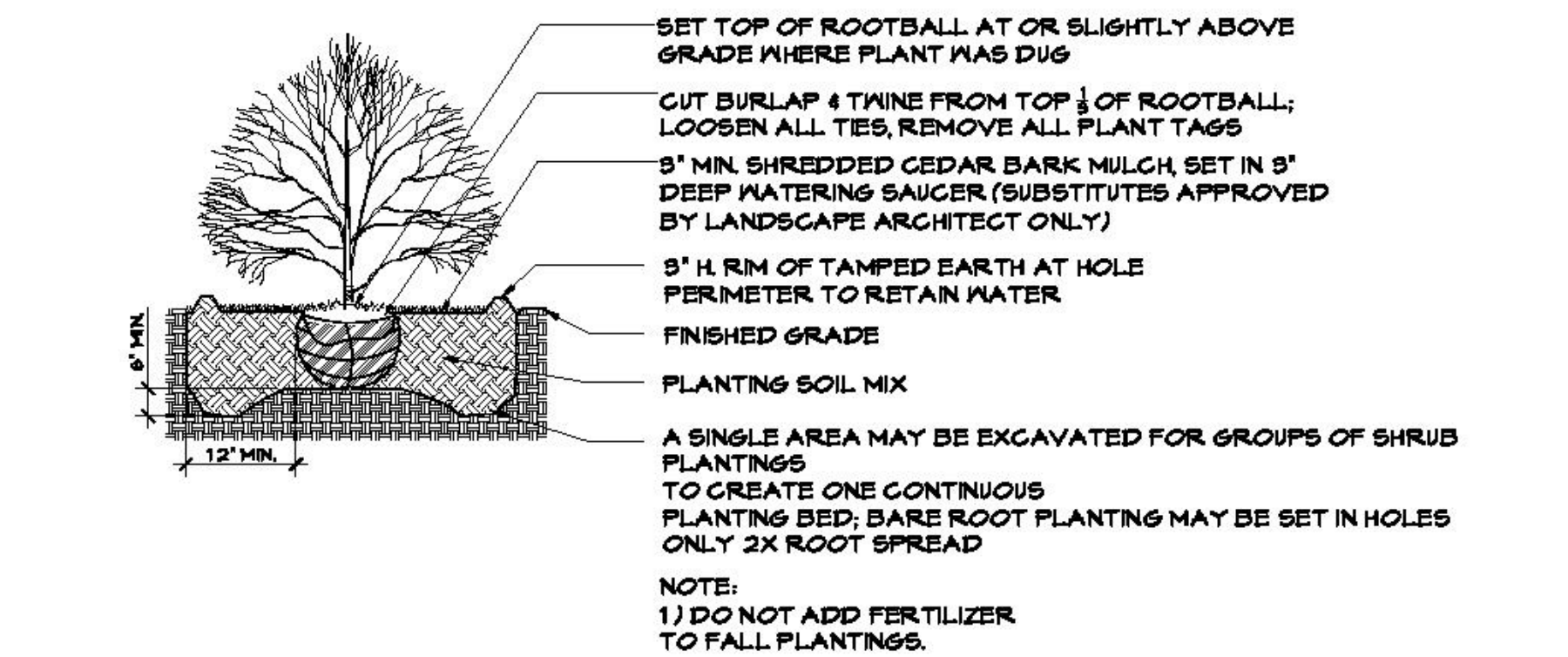
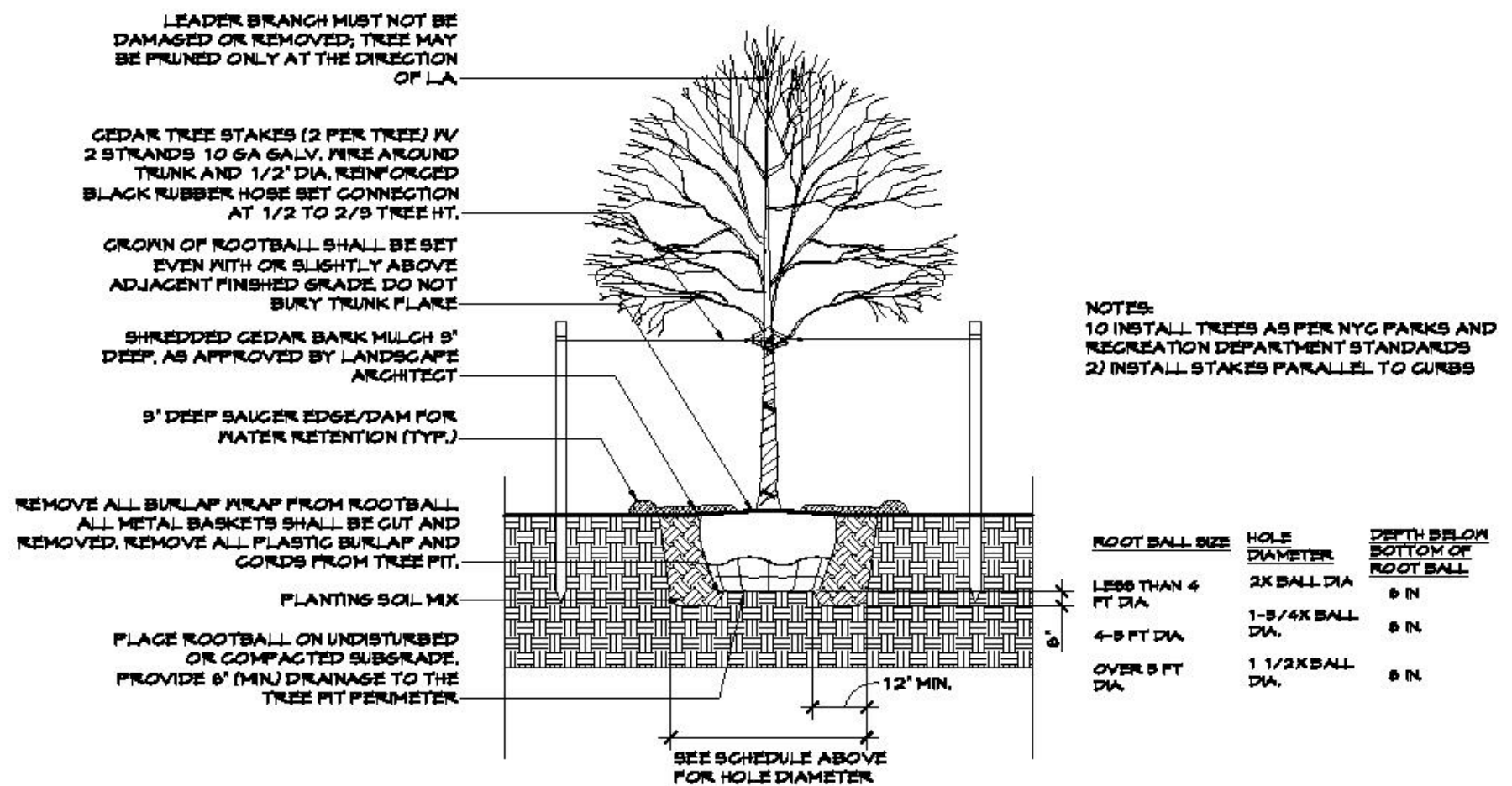
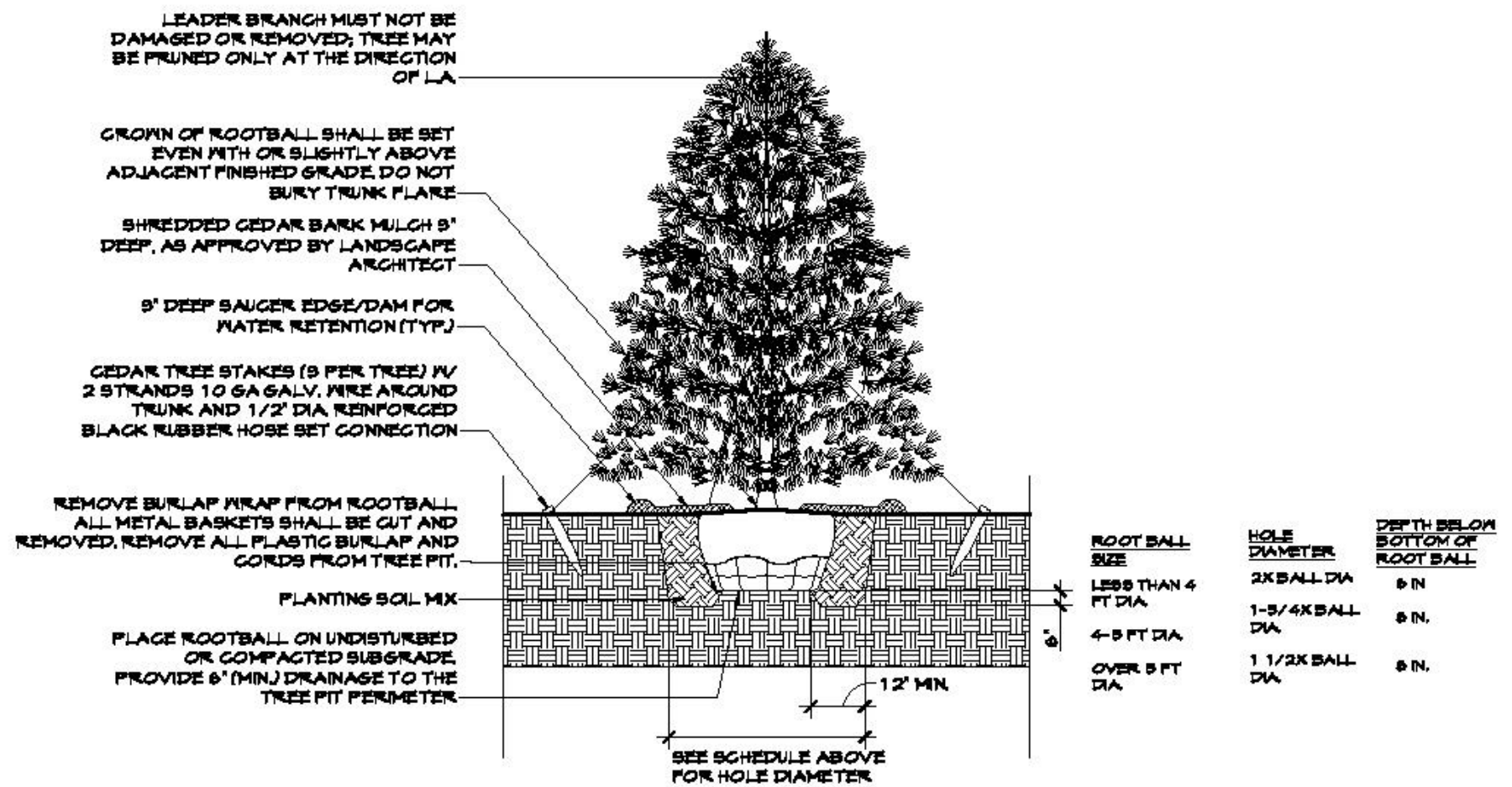
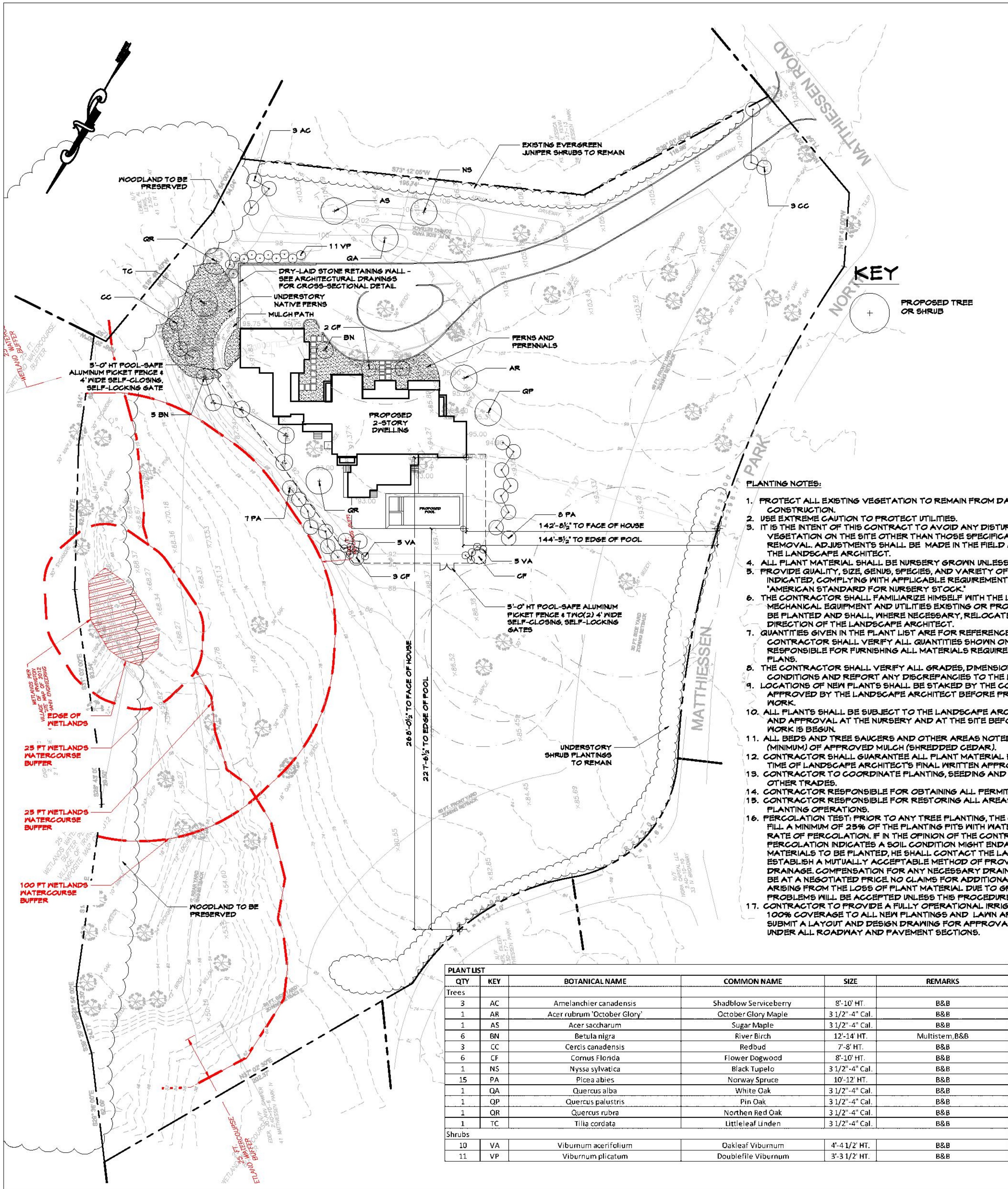
Project Name

39 Matthiessen Park,
Irvington NY 10533

Drawing Title

Tree Removals
& Protection Plan

Scale 1" = 30'-0"	Sheet No.
Date September 16, 2021	L-1
Drawn By AM	
Checked By RPQ	



General Notes

No.	Revision/Issue	Date
4	Reissued to Planning Board	11/17/21
3	Reissued to Planning Board	10/20/21
2	Reissued to Planning Board	09/22/21

Project Name

39 Matthiessen Park, Irvington NY 10533

Drawing Title

Landscape Design Plan

Scale 1" = 30'-0"

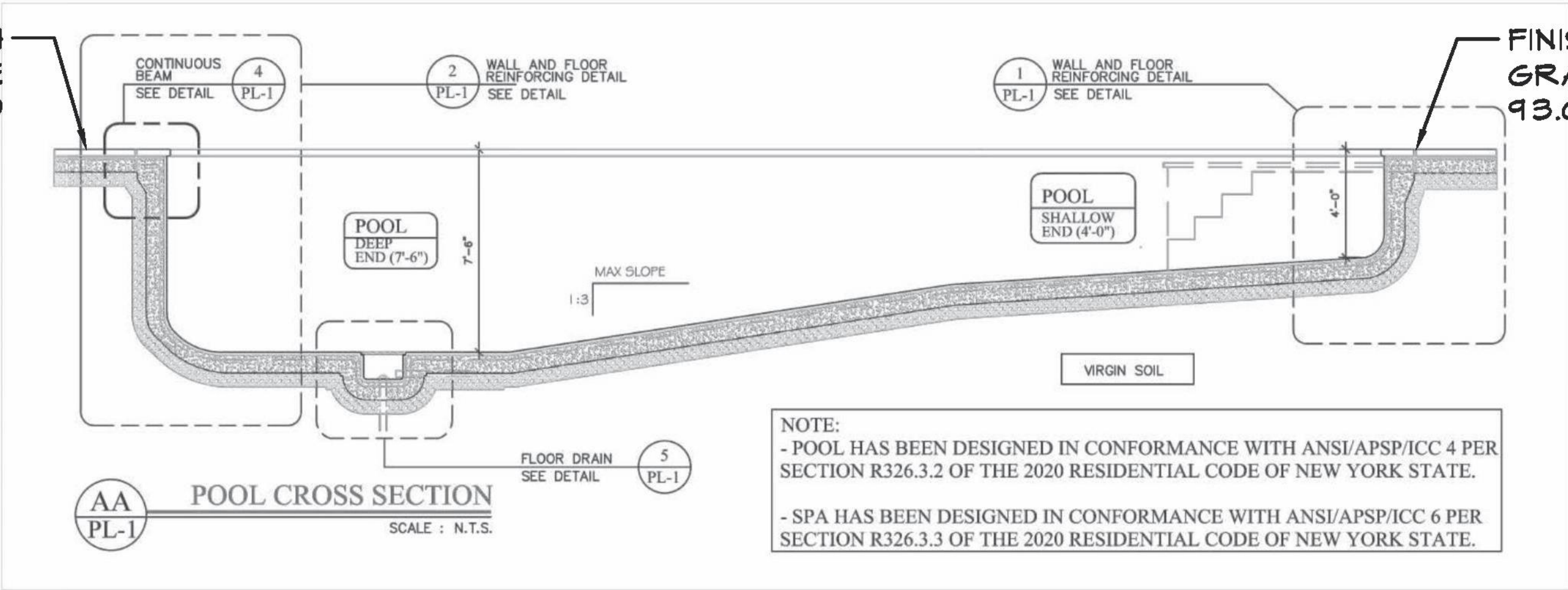
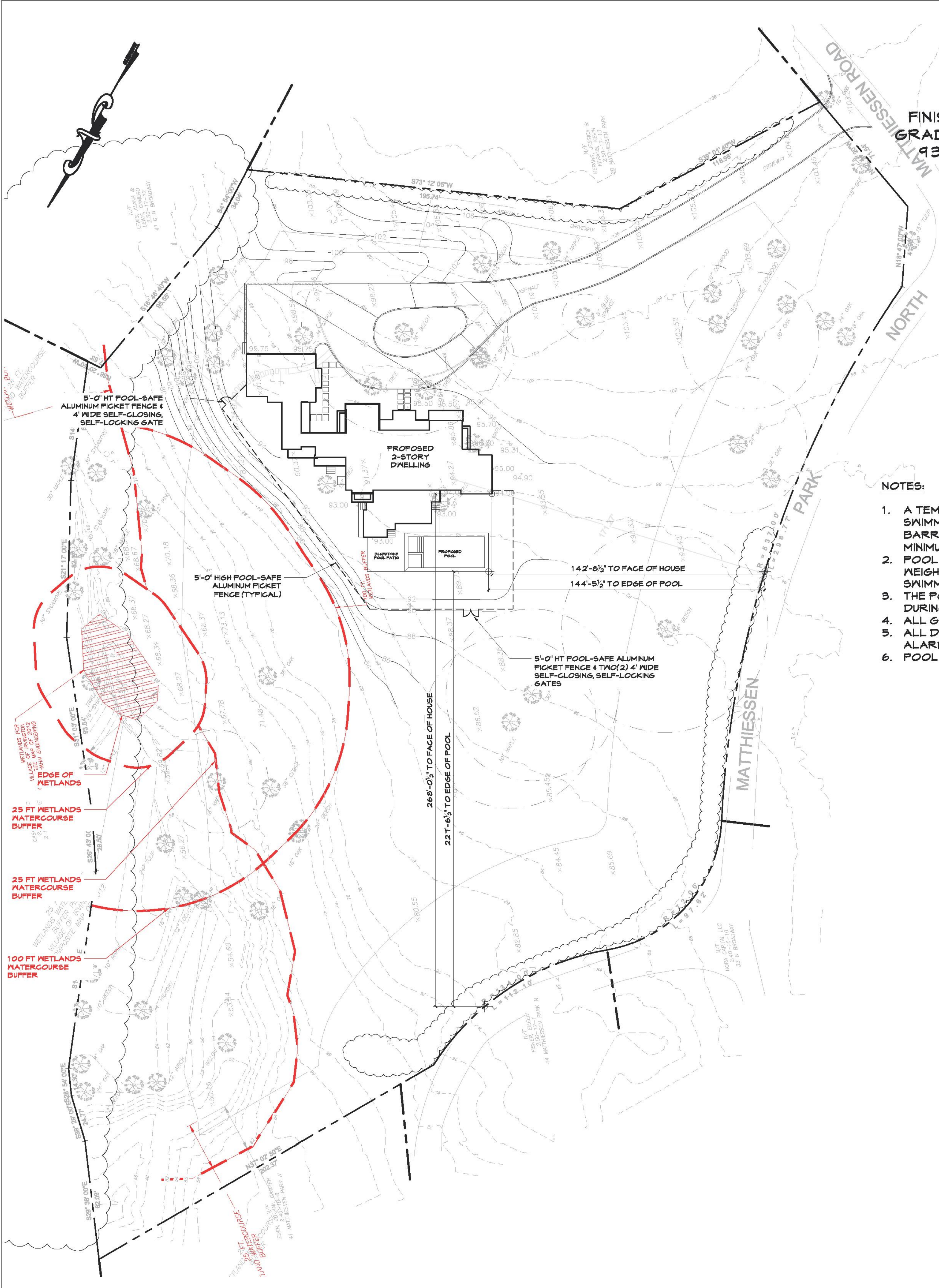
Date September 16, 2021

Drawn By AM

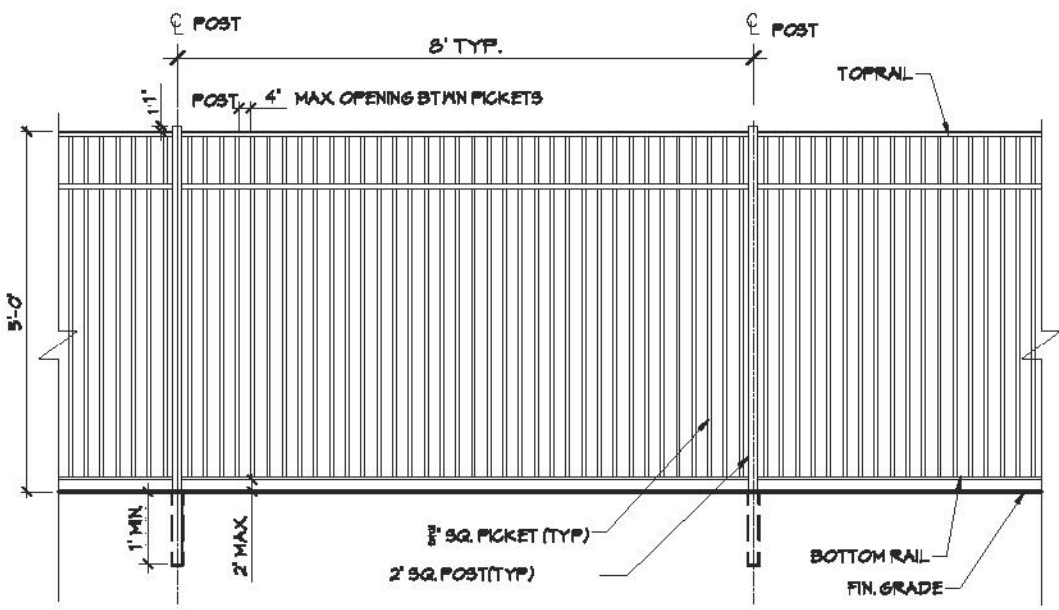
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Sheet No.

L-2



- NOTES:
1. A TEMPORARY POOL BARRIER SHALL COMPLETELY SURROUND THE SWIMMING POOL DURING CONSTRUCTION UNTIL A PERMANENT BARRIER IS PROVIDED. THE TEMPORARY BARRIER SHALL BE A MINIMUM OF 48" IN HEIGHT.
 2. POOL COVER MUST BE CAPABLE OF SUPPORTING A MINIMUM DEAD WEIGHT OF 200 LBS WHEN FASTENED OR LOCKED IN PLACE OVER SWIMMING POOL.
 3. THE POOL COVER MUST FULLY COVER POOL WHEN NOT IN USE AND DURING THE PERIOD OF NOVEMBER 1 THROUGH MARCH 31.
 4. ALL GATES TO BE SELF-CLOSING SELF-LATCHING.
 5. ALL DOORS AND WINDOWS WITH ACCESS TO THE POOL TO BE ALARMED AS PER LOCAL CODE.
 6. POOL WATER IS TO BE DECHLORINATED PRIOR TO DRAWDOWN.



- NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SAMPLES PRIOR TO FABRICATION.
 2. ALL GATES TO BE CODE COMPLIANT WITH SELF-CLOSING AND SELF-LATCHING LOOKS AND HARDWARE.
 3. ALL POOL ENCLOSURE GATES AND FENCING SHALL MEET ALL APPLICABLE STATE & LOCAL POOL CODES FOR POOL BARRIER FENCES, GATES AND LOCKING DEVICES.
 4. MAXIMUM 4" SPACING BETWEEN PICKETS ON FENCE PANELS PER NEW YORK STATE CODE.
 5. COLOR TO BE BLACK.



SELF LATCHING AND HINGE SYSTEM BY LIFE SAVER POOL FENCE OR APPROVED EQUAL.

1 5'-0" HIGH ALUMINUM PICKET FENCE
SCALE: NTS

General Notes



3	Reissued to Planning Board	11/17/21
2	Reissued to Planning Board	10/20/21
1	Issued to Planning Board	09/22/21
No.	Revision/Issue	Date

IQ

Imbiano Quigley
Landscape Architects
31 Mamaroneck Ave
White Plains, New York 10601
admin@iqlandscape.com
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Project Name

39 Matthiessen Park,
Irvington NY 10533

Drawing Title

Pool Plan

Scale
1" = 30'-0"

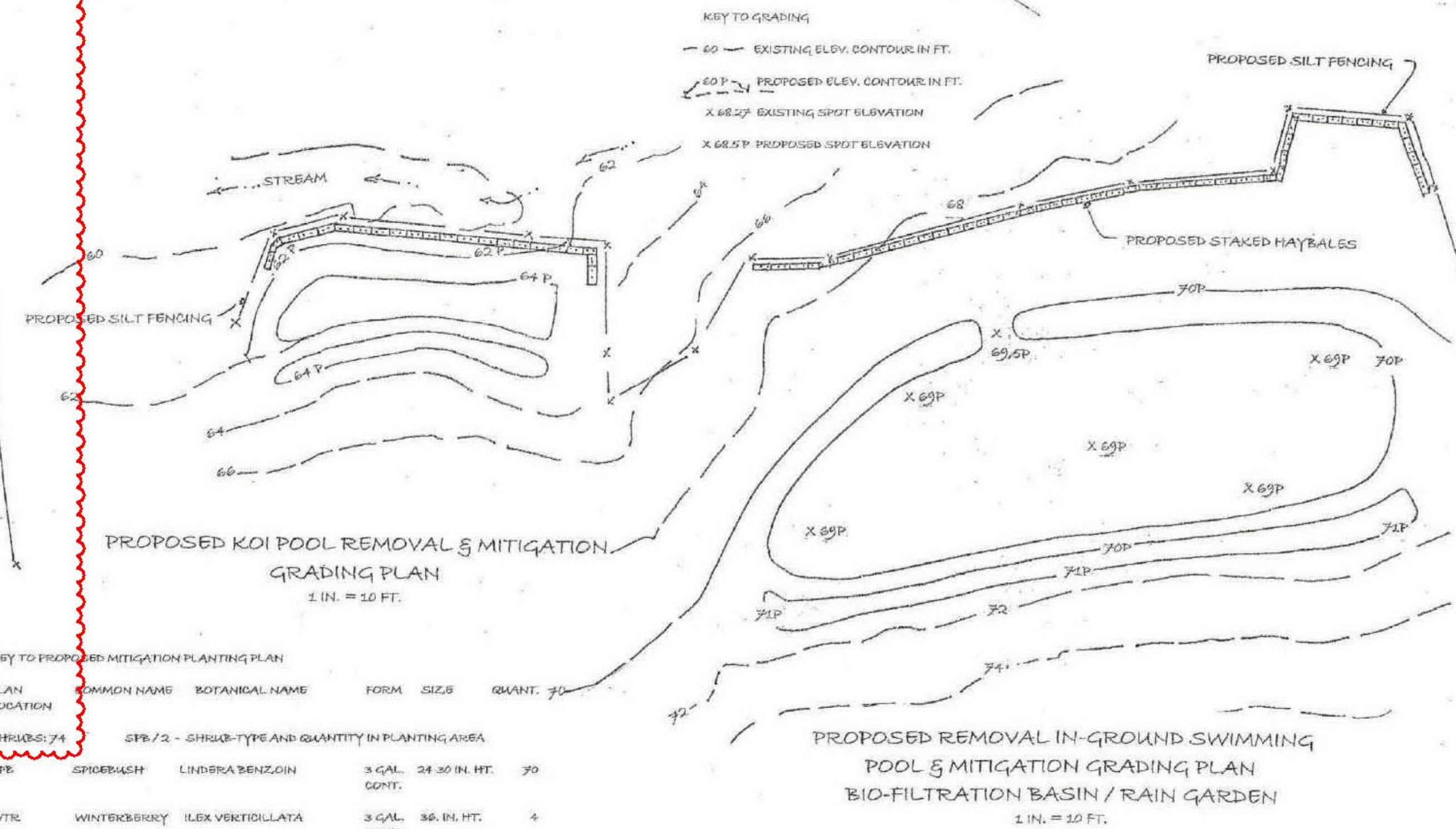
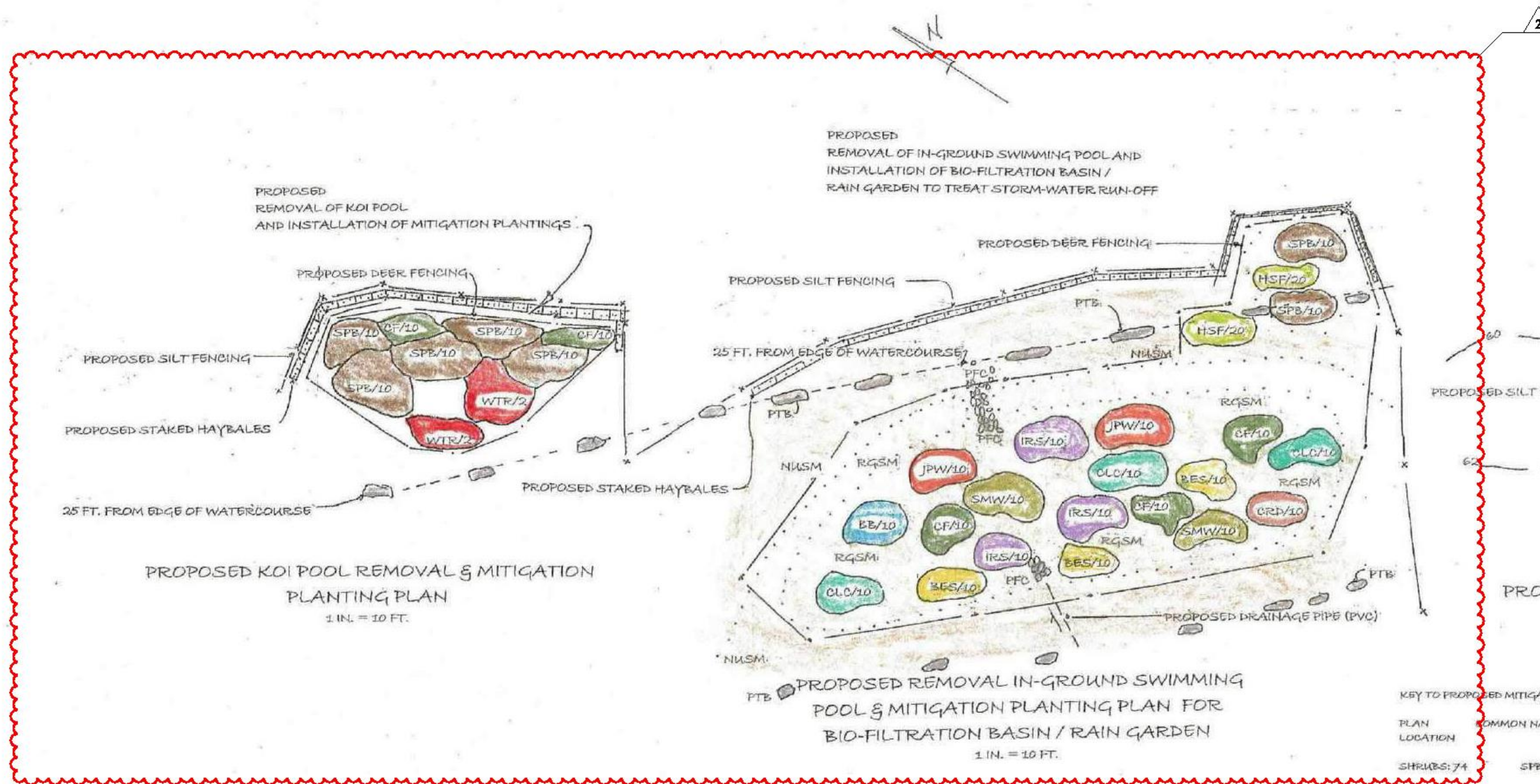
Date
September 16, 2021

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Checked By
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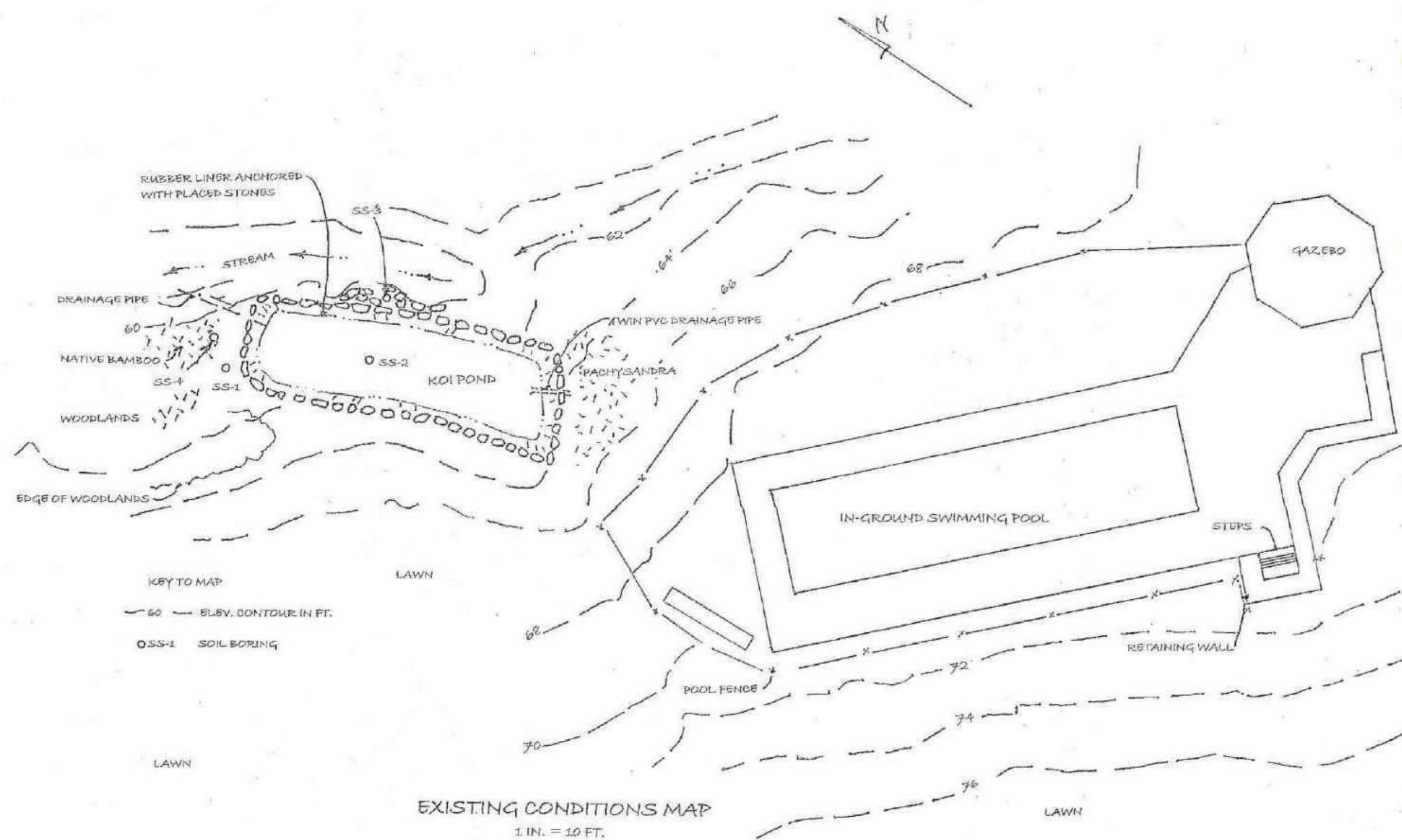
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KEY TO PROPOSED MITIGATION PLANTING PLAN					
PLAN LOCATION	COMMON NAME	BOTANICAL NAME	FORM	SIZE	QUANT.
SHRUBS: 74					
SPB	SPOROBUSH	LINDERA BENZOIN	3 GAL.	24-30 IN. HT.	30
WTR	WINTERBERRY	ILEX VERTICILLATA	3 GAL.	36 IN. HT.	4
HERBACEOUS: 240					
EB	SCARLET BEE BALM	MONARDA DIDYMA	1 QUART	N/A	10
BES	BLACK-EYED SUSAN	RUBICODIA HIRTA	1 QUART	N/A	30
CLC	CUT-LEAVED CONSFLOWER	RUBICODIA LACINIATA	1 QUART	N/A	30
OF	CINNAMON FERN	OSMUNDA CINNAMOMEA	1 QUART	N/A	50
CRD	CARDINAL FLOWER	LOBELIA CARDINALIS	1 QUART	N/A	10
HSP	HAY-SCENTED FERN	DEHNSTAEUBIA FUNDULIBULA	1 QUART	N/A	40
IRS	NORTHERN BLUE FLAG	IRIS VERSICOLA	1 QUART	N/A	30
JPW	JOE-PYE WEED	EUPATORIUM MACULATUM	1 QUART	N/A	20
SMW	SWAMP MILKWEED	ASCLEPIAS INCARNATE	1 QUART	N/A	20
SEED MIX					
RQSM	RAIN GARDEN SEED MIX 1 LB. APPLICATION RATE OF 1 LB. / 300 SQ. FT. / APPLIED BETWEEN PLANTS IN RQ FLOOR AND SIDE SLOPES				
COMPOSED OF:			NUMBER OF SEEDS		
CANADA WILD RYE	ELYMUS CANADENSIS		30		
ORSERING BENTGRASS	AGROSTIS STOLONIFERA		30		
ANNUAL RYEGRASS	LOLIUM MULTIFLORUM		40		
			100%		
OTS					
OATS SEEDING TO ESTABLISH GRASS COVER IN MITIGATION AREA APPLICATION RATE OF 100 LBS. / ACRE / PLANT BETWEEN PLANTS					
COMPOSED OF:			NUMBER OF SEEDS		
OATS	AVENA SATIVA		30		

- NOTES TO MAP & PLAN:
- MITIGATION PLANTING PLAN PREPARED BY PAUL J. JASHNIG - WETLANDS & SOILS CONSULTING SRPT. 15, 2021; REVISED OCT. 13, 2021.
 - SOIL BORINGS AROUND KOI POOL TAKEN SRPT. 14, 2021 BY PAUL J. JASHNIG - WETLANDS & SOILS CONSULTING
 - SURVEY INFORMATION FROM GERALD O'BUSKLEY L.S.



EXISTING CONDITIONS MAP &
PROPOSED GRADING AND MITIGATION PLANTING PLAN
THE BITTENCOURT SITE
39 MATTHIESSEN PARK NORTH
IRVINGTON, NY

PREPARED FOR:
ROBERT BITTENCOURT
OCT. 13, 2021
PREPARED BY:
PAUL J. JASHNIG - WETLANDS & SOILS CONSULTING
P.O. 1073 RIDGEFIELD, CT 06877

MAP & PLAN SCALE: 1 INCH = 10 FT.

MP -1

DRAWING ISSUE LOG

No.	DATE	DESCRIPTION
1	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
2	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
3	11.17.21	3RD RESUBMISSION TO PLANNING BOARD

REVISIONS

- 10.20.21 REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS
- 11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

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NEW CONSTRUCTION BITTENCOURT RESIDENCE

39 MATTHIESSEN PARK
IRVINGTON, NY, 10533

NOTES ARCHITECTURAL REVIEW BOARD SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 11.17.2021

DRAWING TITLE EXISTING / PROPOSED GRADING & MITIGATION PLANTING PLAN

STAMP AND SIGN

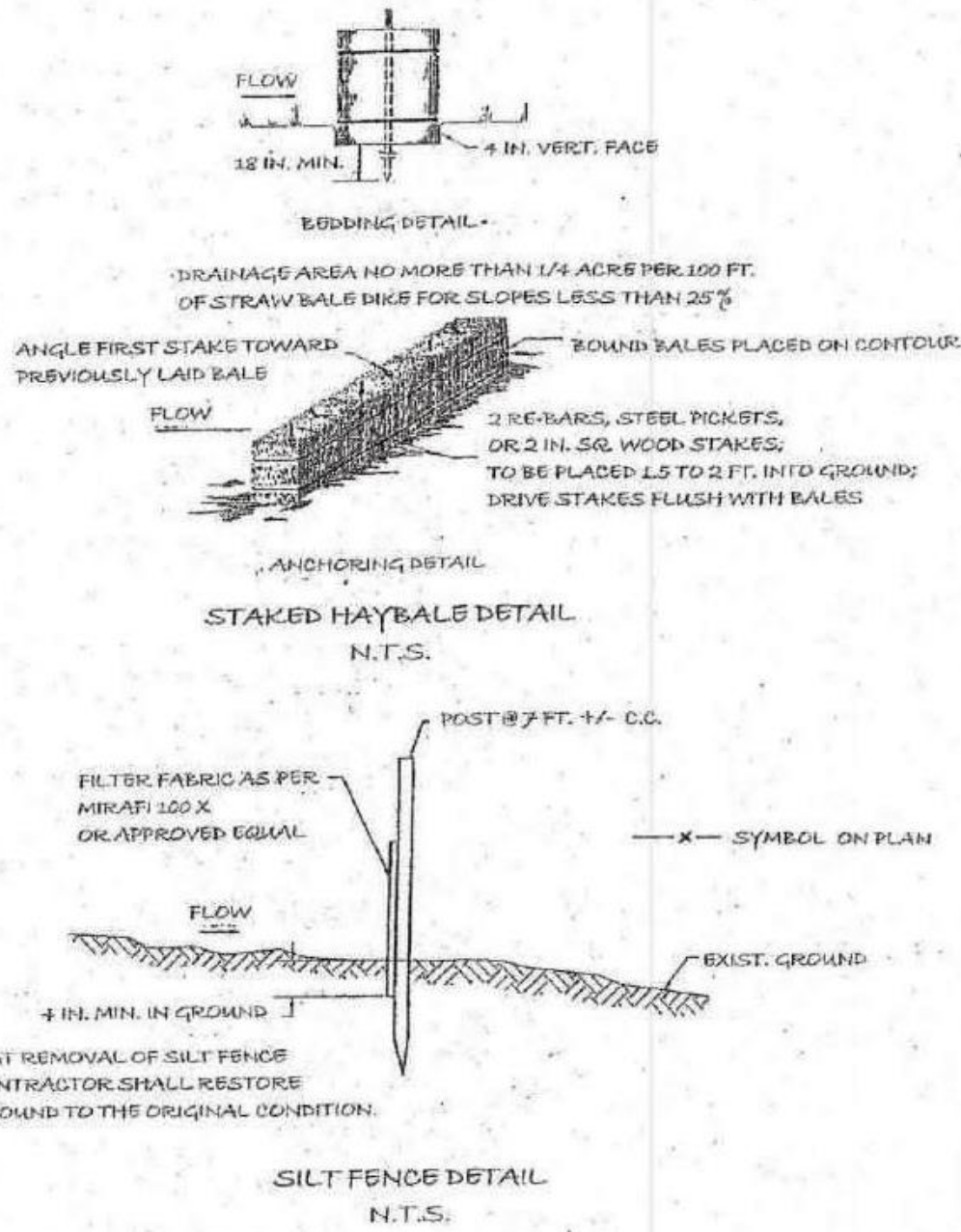
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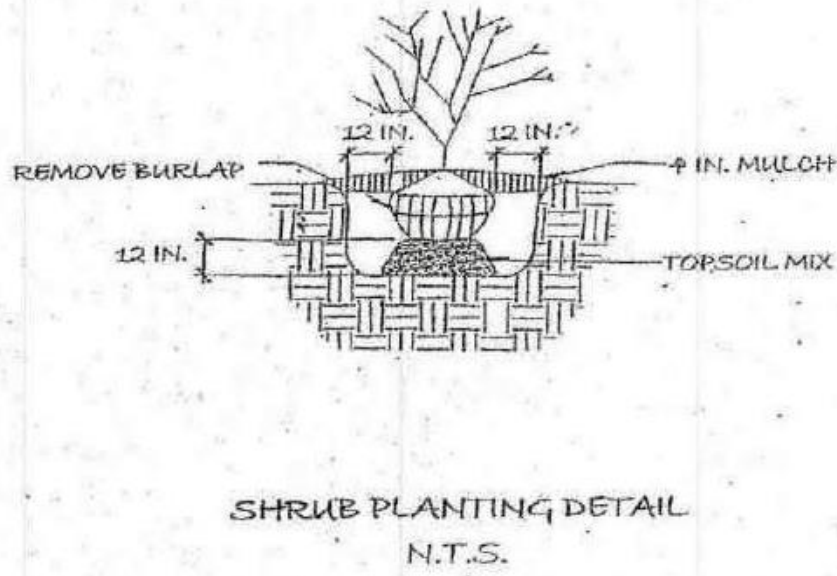
GENERAL EROSION CONTROL BASIN CONSTRUCTION SEQUENCE:

1. VERIFY AND REMOVE ANY UTILITIES IN AND AROUND IN-GROUND SWIMMING POOL.
2. INSTALL ANY EROSION CONTROL MEASURES AS DEPICTED ON PLAN. NOTIFY VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT PRIOR TO COMMENCING WORK.
3. ALL WORK TO BE CARRIED OUT DURING LOW-FLOW PERIODS OF ADJACENT WATERCOURSE. ALL WORK TO BE CARRIED OUT DURING CLEAR WEATHER PERIODS WITH WORK AREA DRY. WORK TO BE SUSPENDED DURING RAINY PERIODS.
4. PUMP OUT IN-GROUND SWIMMING POOL AND DISCHARGE POOL WATER IN ENVIRONMENTALLY RESPONSIBLE MANNER FROM THE SITE. DO NOT DISCHARGE INTO ADJACENT WATERCOURSE.
5. USE TRACK-MOUNTED EXCAVATOR TO DEMOLISH IN-GROUND SWIMMING POOL, PATIO, AND GAZEBO STRUCTURES. BROKEN STRUCTURES TO BE REMOVED TO DUMPSTER AND TRUCKED FROM SITE.
6. ONCE ALL MAN-MADE DEBRIS IS REMOVED IN POOL AREA, BACKFILL VOID WITH CLEAN SANDY LOAM, FREE OF MAN-MADE DEBRIS, BOULDERS, AND ROOTS. SOIL TO BE INSTALLED 12 INCH LIFTS AND MACHINE COMPACTED TO PREVENT SETTLEMENT. ROOTS, LIGHTLY ROLL OR COMPACT EACH LIFT TO PREVENT UNEVEN SETTLEMENT.
7. CONTINUE INSTALLATION OF BACK-FILL UNTIL REACHING NEAR ELEVATION BASE OF BASIN. MARK OUT OUTLINE OF BASIN. SHAPE LEVEL BASIN FLOOR WITH GENTLE SIDE SLOPES (1:3). APPLY MINIMUM OF 8 INCHES THICK ORGANIC-RICH TOP SOIL AND COMPOST, HAVING COMPOSITION OF 50% SAND / 50-60% ORGANIC MATTER (COMPOST OR FINE MULCH) / AND 30-40% TOP SOIL TO ACHIEVE FINAL ELEVATION OF BASIN FLOOR. LOOSE RAKE BASIN FLOOR. SOIL. INSTALL 4 INCHES MINIMUM TOPSOIL TO SIDE SLOPES AND TOP OF SLOPE OF BASIN.
8. INSTALL LOOSE STONE (PES) OUTLET FOR BASIN, AS DEPICTED ON PLAN. PLACE FILTER FABRIC, ANCHORED TO GROUND, UNDER STONES OUTLET FOR STABILIZATION. INSTALL STONE, INSTALL, IN SIMILAR MANNER, A STONE PAD FOR ANY STORM-WATER DRAIN PIPE TO BE DISCHARGED INTO BASIN (APPROX. LOCATION DEPICTED ON PLAN). INSTALL TABULAR BOUNDER BORDER 25 FT. FROM WATERCOURSE AS DEPICTED ON PLAN.
9. ESTABLISH A SEED MIX ALONG THE UPPER EDGE OF BASIN TO STABILIZE BORDER OF BASIN WHERE GROUND HAS BEEN DISTURBED. FINE RAKE SEED INTO SOIL SURFACE. APPLY AND ANCHOR WEED-FREE STRAW MULCH TO SEED AREAS.
10. INSTALL PLANTS AS DEPICTED IN PLANTING PLAN. INSTALL LINE OF TABULAR BOULDERS ON UPSLOPE PORTION OF PLANTING AREA, AS DEPICTED ON PLAN.
11. COMPLETE ANY STORM-WATER DRAINAGE PIPE CONNECTIONS TO BASIN AS DEPICTED ON PLAN WHEN PLANTINGS ARE WELL ESTABLISHED. NOTIFY VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT WHEN INSTALLATION OF BASIN IS COMPLETE.
12. MONITOR BASIN PLANT GROWTH BY SELECTIVELY REMOVING WEEDS BY HAND.



GENERAL SEQUENCE OF REMOVAL OF KOI POOL AND MITIGATION PLANTING

1. VERIFY AND REMOVE UNDERGROUND UTILITIES IN AREA OF KOI POND.
2. INSTALL EROSION CONTROL MEASURES.
3. NOTIFY VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT PRIOR TO COMMENCING WORK.
4. CONDUCT WORK IN LOW-FLOW PERIODS OF WATERCOURSE AND DURING DRY PERIODS. SUSPEND WORK DURING PERIODS OF RAINFALL.
5. PUMP OUT KOI POOL. DISPOSE OF WATER IN ENVIRONMENTALLY RESPONSIBLE MANNER. DO NOT DISCHARGE INTO ADJACENT WATERCOURSE.
6. REMOVE KOI POOL LINER AND ANY ASSOCIATED MAN-MADE DEBRIS BY HAND AND DISPOSE OF OFF-SITE IN AN ENVIRONMENTALLY SENSIBLE MANNER.
7. INSTALL CLEAN SANDY LOAM, FREE OF MAN-MADE DEBRIS, ROOTS, AND BOULDERS IN 12 INCH LIFTS, LIGHTLY COMPACT EACH LIFT TO PREVENT DIFFERENTIAL SETTLEMENT.
8. COMPLETE TO FINAL GRADE WITH APPROX. 6 INCH MINIMUM DEEP TOPSOIL COVER. FINE RAKE SOIL SURFACE.
9. INSTALL TABULAR BOULDERS AS DEPICTED ON PLAN.
10. INSTALL PLANTINGS AS DEPICTED ON PLAN.
11. APPLY SEED MIX WITH ANCHORED WEED-FREE STRAW MULCH OVER UN-VEGETATED AREAS DISTURBED BY WORK.
12. NOTIFY TOWN OF IRVINGTON ENVIRONMENTAL CONSULTANT ONCE COMPLETED SO THE TOWN CAN INSPECT SITE.



GENERAL PLANTING NOTES:

1. VERIFY ANY BURIED UTILITIES IN PLANTING AREA.
2. PLANTING TO BE CARRIED-OUT BETWEEN APRIL 15 TO JUNE 1 AND AUG. 15 TO NOV. 1 (UNLESS OTHERWISE DIRECTED BY THE VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT).
3. PLANTS ARE TO BE INSTALLED AS DEPICTED ON THE PLAN, AS IS FEASIBLE.
4. POTTED PLANT HOLES AND GROUND PREPARATION TO BE CARRIED-OUT AS DEPICTED IN DETAILS. HOLES FOR PLANTINGS SHOULD BE EXCAVATED TO AT LEAST 4 INCHES CLEARANCE AROUND THE SOIL BALL AND BELOW ROOT SYSTEM. THE SOIL IN THE BOTTOM OF THE HOLE SHALL BE LOOSENEED TO A DEPTH OF 4 INCHES.
5. THE POTTED PLANTS WILL BE PLACED IN AN UPRIGHT POSITION IN THE HOLES ON A BEDSTAL OF COMPACTED TOPSOIL MIX TO A DEPTH SUCH THAT THE ROOT "COLLAR" IS COINCIDENT WITH THE ESTABLISHED GROUND LEVEL.
6. EACH HOLE WILL BE BACKFILLED WITH TOP SOIL HAVING A TWO TO TWENTY PERCENT ORGANIC CONTENT. INSTALL TEMPORARY DEER FENCING AROUND PLANTING AREA.
7. FINE RAKE DISTURBED BARE SOIL AREAS TO BE SEEDED. APPLY TOP SOIL AMENDMENT TO GROUND SURFACE, AS NEEDED.
8. APPLY SEED GROUND COVER TO BARE SOIL AREAS. WORK SEEDS INTO TOP SOIL. APPLY WEED-FREE STRAW MULCH COVER ANCHORED INTO SOIL OVER SEEDED AREAS.
9. ALL PLANTS WILL BE THOROUGHLY WATERED ON THE DAY OF PLANTING, AS IS WARRANTED.
10. WATER PLANTS DAILY FOR TWO WEEKS AFTER PLANTING, IF NEEDED. CONTINUE WATERING PLANTS EVERY TWO WEEKS, IF NEEDED, DURING DRY PERIODS THAT EXCEED THREE WEEKS WITHOUT A GOOD SOAKING.
11. ALL AREAS DISTURBED BY PLANTING MITIGATION WORK, INCLUDING ACCESS ROUTE, WILL BE RESTORED TO EXISTING OR BETTER CONDITIONS.
12. NOTIFY VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT ONCE PLANTINGS ARE INSTALLED SO THAT THE VILLAGE CAN MAKE A SITE VISIT TO INSPECT THE WORK. MAINTAIN EROSION CONTROL MEASURES UNTIL DIRECTED TO REMOVE BY TOWN.

GENERAL NOTES RELATED TO MITIGATION AREAS TO BE RE-SEEDING

1. REMOVE SELECTED AREAS OF EXISTING LAWN IN PLANTING MITIGATION AREA PROPOSED FOR RE-SEEDING. LAWN IS TO BE REMOVED IN DISCONTINUOUS SECTIONS ALONG ELEVATION CONTOUR, SO AS TO ORBATE UN-VEGETATED SOIL AREAS FOR RE-SEEDING ALTERNATING WITH UNTOUCHED LAWN AREAS. THESE ALTERNATING UNTOUCHED LAWN AREAS SHOULD BE APPROX. ONE HALF OF LAWN AREA. PLASTIC SHEETS, SPREAD OUT AND ANCHORED ON GROUND, MAY BE USED TO KILL OFF LAWN COVER AND MAKE FOR EASIER REMOVAL OF VEGETATIVE COVER.
2. RAKE SMOOTH DISTURBED BARE SOILS AREAS, MAKING THEM FREE OF RAKTS, ROOTS, AND MAN-MADE DEBRIS.
3. APPLY, IF NEEDED, A 4 TO 6 IN. COVER OF TOP SOIL TO AMEND THE SOIL FOR SEEDING.
4. APPLY SEED MIX, BY HAND, OVER SOIL SURFACE AND IN A UNIFORM APPLICATION RATE. FINE RAKE SEED APPROX. 1/4 IN. DEPTH INTO THE SOIL SURFACE.
5. APPLY A THIN COVER OF STRAW MULCH OVER THE SEEDED SOIL SURFACE. LIGHTLY PRUNCH MULCH INTO THE SOIL IN ORDER TO ANCHOR IT.
6. GENTLY WATER SEEDED AREAS THE DAY OF SEEDING TO INSURE A GOOD SOAKING.
7. ROUTINELY WATER THE SEEDED AREAS, AS NEEDED, UNTIL THE VEGETATIVE COVER IS FIRMLY ESTABLISHED.

MAINTENANCE PROGRAM
1. MEADOW AREAS WITHIN 25 FT. BUFFER TO WATERCOURSE / WETLAND MAY BE MOVED WITH HAND-HELD EQUIPMENT TO KEEP IN CHECK UNWANTED WEED GROWTH AND MAINTAIN MEADOW CHARACTER. CUTTING TO BE DONE IN EARLY SPRING OR LATE FALL. CUTTING TO BE NO LOWER THAN 6 INCHES.
PROHIBITION AGAINST APPLICATION OF ORGANIC OR INORGANIC CHEMICALS (I.E. FERTILIZERS):
"THERE SHALL BE NO ORGANIC OR INORGANIC CHEMICALS (INCLUDING, BUT NOT LIMITED TO, FERTILIZERS, PESTICIDES, HERBICIDES, AND FUNGICIDES) DEPOSITED OR INTRODUCED IN THE WETLANDS OR WITHIN 100 FT. WETLAND BUFFER AREA, TO THE EXTENT ANY SUCH DEPOSITS OR INTRODUCTION HAS OCCURRED, IT SHALL IMMEDIATELY BE TERMINATED."

PROPOSED MITIGATION PLANTING PLAN
NOTES & DETAILS
THE BITTENCOURT SITE
39 MATTHIESSEN PARK NORTH
IRVINGTON, NY

PREPARED FOR:
ROBERT BITTENCOURT
OCT. 19, 2021

PREPARED BY:
PAUL J. JAENING, WETLANDS & SOILS CONSULTING
P.O. 1074, RIDGEFIELD, CT 06877

N.T.S.

MP-2

ROBERT A. CARDELLO
RAC
ARCHITECTURE + DESIGN

60 POST ROAD WEST | WESTPORT, CT | 06880
6 WEST PUTNAM AVENUE | GREENWICH, CT | 06830
TEL: 203 853 3524

DRAWING ISSUE LOG

No.	DATE	DESCRIPTION
1	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
2	11.17.21	3RD RESUBMISSION TO PLANNING BOARD

REVISIONS

- 1 10.20.21 REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS
- 2 11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

11.20.2021 - PLANNING BOARD SUBMISSION WETLANDS 0723-FINAL.dwg

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NEW CONSTRUCTION
**BITTENCOURT
RESIDENCE**

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES

ARCHITECTURAL
REVIEW BOARD
SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 11.17.2021

DRAWING TITLE
EXISTING / PROPOSED
GRADING & MITIGATION
PLANTING PLAN

STAMP AND SIGN DRAWING #

MP-2





39 MATTHIESSEN PARK - VIEW CORRIDOR
PARCEL ID. 2.50-17-2



39 MATTHIESSEN PARK
PARCEL ID. 2.50-17-2



39 MATTHIESSEN PARK
PARCEL ID. 2.50-17-2



39 MATTHIESSEN PARK
PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART				
ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	IF-60	IF-60	IF-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
SIDE YARD SETBACK 1 (FT)	30	171	148	YES
SIDE YARD SETBACK 2 (FT)	60	70	54	YES
SIDE YARD SETBACK 2 (FT)	200	86	84	YES
LOT WIDTH (FT)	200	71	71	NO
LOT DEPTH (FT)	200	483	483	YES
FLOOR AREA RATIO (SF)	10,000	5,627	6,724	YES
FAR PERCENTAGE (%)	0.125	0.039	0.040	YES
ALLOWABLE HT. (FT)	35.00	+/- 28.25	34.92'	YES
NUMBER OF STORIES	2.5	3.0	2.0	YES
LOT COVERAGE	7.148	7.091	7.115	YES
EXISTING NON CONFORMITIES TO BE REMOVED				
• POOL 23'-5" FROM PROPERTY LINE (60 FT. REAR SETBACK)				
• GARAGE 25.25' FROM PROPERTY LINE (30 FT. SIDE SETBACK)				
• NUMBER OF STORIES (EXISTING 3)				



39 MATTHIESSEN PARK - REAR ELEVATION
PARCEL ID. 2.50-17-2



39 MATTHIESSEN PARK
PARCEL ID. 2.50-17-2



39 MATTHIESSEN PARK
PARCEL ID. 2.50-17-2



39 MATTHIESSEN PARK
PARCEL ID. 2.50-17-2



39 MATTHIESSEN PARK
PARCEL ID. 2.50-17-2



39 MATTHIESSEN PARK | EXISTING SITE | PHOTO KEY PLAN (PHOTOS TAKEN 01.02.21)
PARCEL ID. 2.50-17-2

FOR ARB
APPROVAL ONLY

DRAWING ISSUE LOG

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FILENAME: 2018 - ARB-FIRST SUBMISSION_120621-FINAL.dwg
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**BITTENCOURT
RESIDENCE**

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES
ARCHITECTURAL
REVIEW BOARD
SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
SUBJECT PROPERTY
EXISTING SITE PHOTOS

STAMP AND SIGN



DRAWING #

A1.00



44 MATTHIESSEN PARK

PARCEL ID. 2,40-10-9 and 2,50-17-1

2/3



41 MATTHIESSEN PARK

PARCEL ID. 2,40-10-6

4



2 FARGO LANE

PARCEL ID. 2,50-17-9

5



41C NORTH BROADWAY

PARCEL ID. 2,50-17-12

6



28 MATTHIESSEN PARK

PARCEL ID. 2,50-17-13

7



35 MATTHIESSEN PARK

PARCEL ID. 2,50-17-21

8



37 MATTHIESSEN PARK

PARCEL ID. 2,50-17-20

9



17 MATTHIESSEN PARK

PARCEL ID. 2,50-17-23

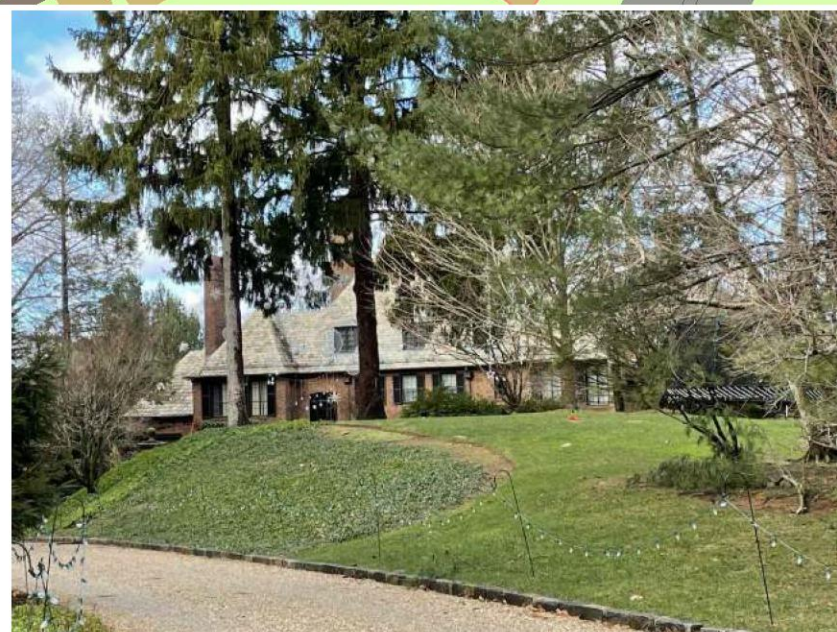
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19 MATTHIESSEN PARK

PARCEL ID. 2,50-17-24

11



33 MATTHIESSEN PARK

PARCEL ID. 2,40-10-10

14



31 MATTHIESSEN PARK

PARCEL ID. 2,40-10-1

13



29 MATTHIESSEN PARK

PARCEL ID. 2,50-17-25

12

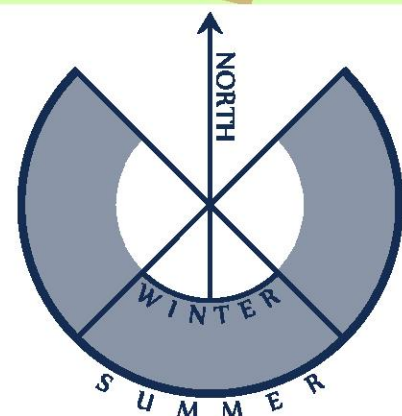
39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART				
ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	IF-60	IF-60	IF-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
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FLOOR AREA RATIO (SF)	10,000	5,627	6,724	YES
FAR PERCENTAGE (%)	0.125	0.030	0.040	YES
ALLOWABLE HT. (FT)	35.00	28.25	34.92	YES
NUMBER OF STORIES	2.5	3.0	2.0	YES
LOT COVERAGE	7.148	7.091	7.115	YES
EXISTING NON CONFORMITIES TO BE REMOVED				
. POOL 23.5' FROM PROPERTY LINE (60 FT. REAR SETBACK)				
. GARAGE 25.25' FROM PROPERTY LINE (30 FT, SIDE SETBACK)				
. NUMBER OF STORIES (EXISTING 3)				



EXISTING SCALE INFORMATION OF NEIGHBORING AFFECT PROPERTIES						
KEY	PROPERTY ADDRESS	PARCEL ID	BUILDING HEIGHT	LOT AREA		OWNER NAME
				ACRES	SQ. FT.	
1	39 MATTHIESSEN PARK EXIST.	2,50-17-2	28.75' +/-	3.85	167,519	BITTENCOURT, USA & ROBERT
1	39 MATTHIESSEN PARK PROPOSED	2,50-17-2	34.92'	3.85	167,519	BITTENCOURT, USA & ROBERT
2	44 MATTHIESSEN PARK	2,50-17-1	39' +/-	0.92	40,075	FISHER, EILEEN
3	44 MATTHIESSEN PARK	2,40-10-9	0	0.92	40,075	FISHER, EILEEN
4	41 MATTHIESSEN PARK	2,40-10-6	39' +/-	3.12	135,907	EDER, JO ANN GAMPER
5	2 FARGO LN	2,50-17-9	47' +/-	11.75	511,830	CASA ZETA LLC
6	41C N BROADWAY	2,50-17-12	37' +/-	3.57	155,509	DELANY JR, LOGAN D
7	28 MATTHIESSEN PARK	2,50-17-13	30' +/-	0.92	40,075	KEARNS, JESSICA
8	35 MATTHIESSEN PARK	2,50-17-21	29' +/-	0.92	40,075	TODD TRUST, REBECCA
9	37 MATTHIESSEN PARK	2,50-17-20	32' +/-	0.59	25,700	DAILEY, ROY N
10	17 MATTHIESSEN PARK	2,50-17-23	23' +/-	0.55	23,958	SCHWEITZER, AUDRA
11	19 MATTHIESSEN PARK	2,50-17-24	23' +/-	1.75	76,230	SIRULNIK, LEONARDO ANDRES
12	29 MATTHIESSEN PARK	2,50-17-25	15' +/-	0.99	43,124	JACOBS, JR, TRUSTEE, HARR
13	31 MATTHIESSEN PARK	2,40-10-11	40' +/-	5.31	231,304	MACKIE, ROBERT
14	33 MATTHIESSEN PARK	2,40-10-10	45' +/-	5.24	228,254	NORA CAPITAL LLC/50%

DRAWING LEGEND

- PROPERTY LINE BOUNDARIES
- AFFECTED PROPERTY BUILDINGS
- EXISTING BUILDINGS
- DRIVEWAYS
- ROADS
- WATERCOURSES



* NOTE: EXISTING NEIGHBORING PROPERTY DATA AND VALUES HAVE BEEN CALCULATED FROM THE TOWN OF GREENBURG, NY ONLINE PROPERTY CARD DATA, GIS MAPS, GOOGLE EARTH VIEWS, ESRI GIS MAP DATA, AND MLS LISTINGS ARE APPROXIMATE IN NATURE.

ROBERT A. CARDELLO
RAC
ARCHITECTURE + DESIGN
60 POST ROAD WEST | WESTPORT, CT | 06880
6 WEST PUTNAM AVENUE | GREENWICH, CT | 06830
TEL: 203 853 2524

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NEW CONSTRUCTION
**BITTENCOURT
RESIDENCE**

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES
ARCHITECTURAL
REVIEW BOARD
SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
AFFECTED NEIGHBORING
PROPERTIES BUILDING
SCALE AND COVERAGE

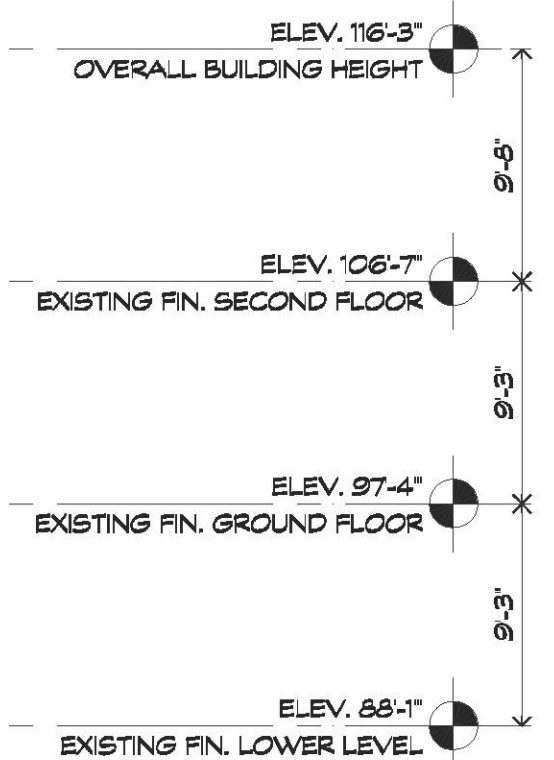
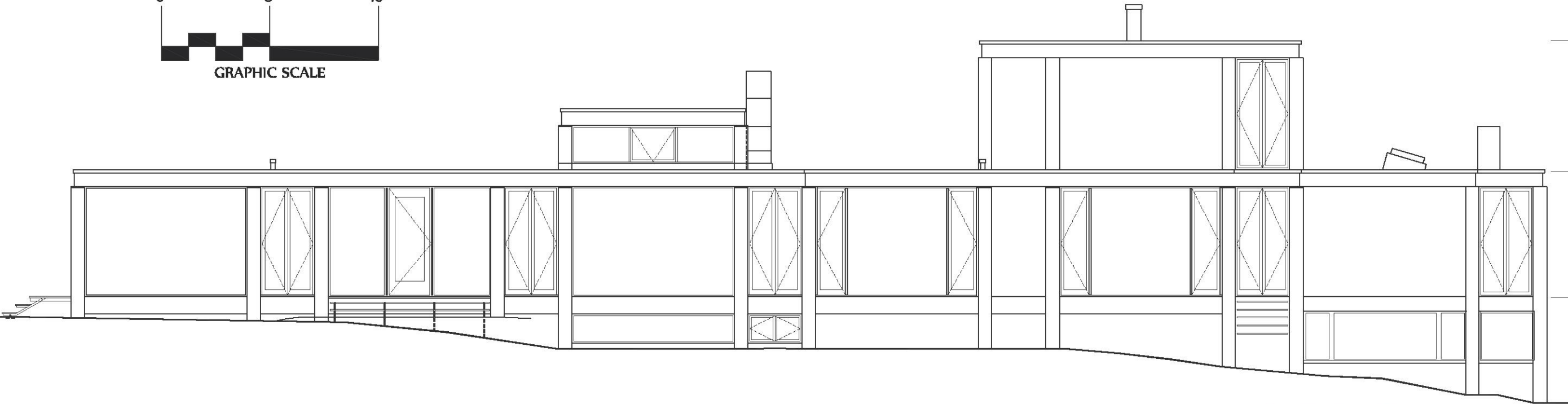
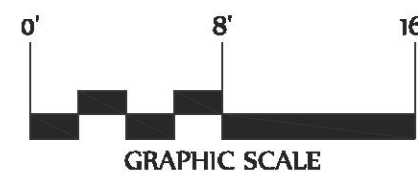
STAMP AND SIGN



DRAWING #

A1.01

EXISTING / DEMOLITION



EXISTING MEASURING POINT
(EXISTING INTERIOR SLAB) PER
SURVEY TP-1 DATED 12/20/20
REVISION 6. DATED 10/11/21
x88.08'

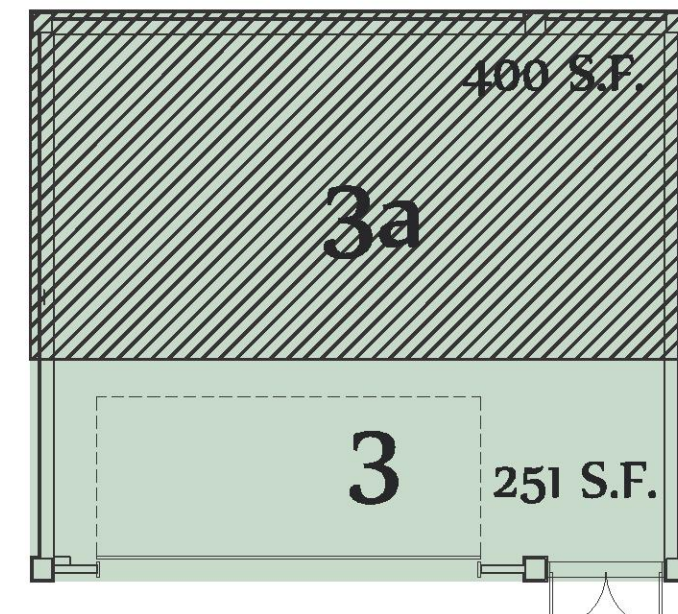
EXISTING / DEMOLITION SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

DRAWING NOTES:

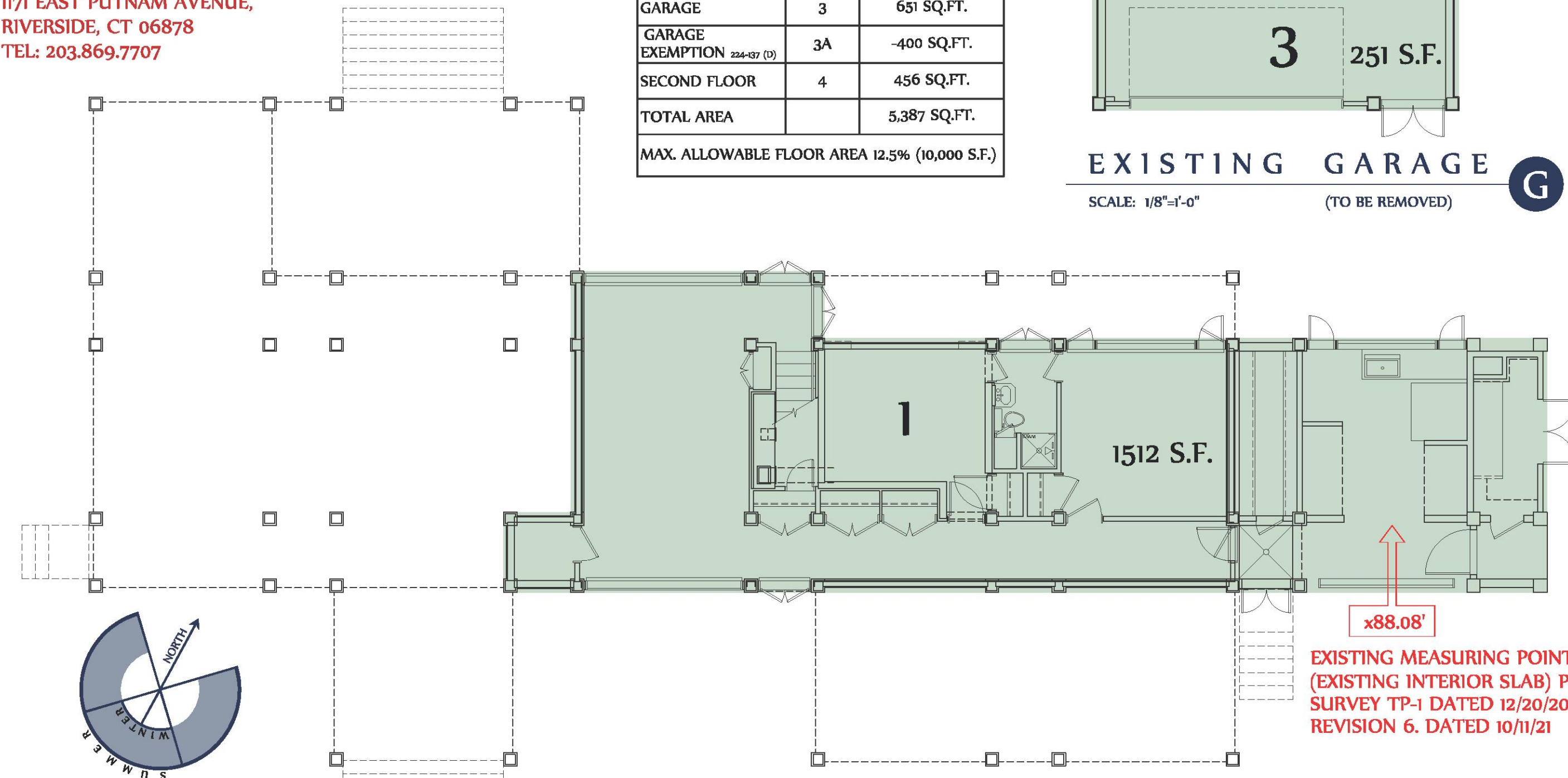
ALL TOPOGRAPHICAL ELEVATION DATUM, WETLANDS DELINEATION, AND YARD SETBACKS ARE TAKEN FROM SURVEY TITLED "PREPARED FOR: ROBERT BITTENCOURT, 39 MATTHIESSEN PARK NORTH, IRVINGTON, NY 10533 (TAX ID: 2.50-17-2) TOPOGRAPHIC SURVEY, TP-1". DATED DECEMBER 30, 2020, REV. 6 10/11/2021 AS PREPARED BY AHNEMAN KIRBY ENGINEERS, SURVEYORS, PLANNERS, 1171 EAST PUTNAM AVENUE, RIVERSIDE, CT 06878 TEL: 203.869.7707

EXISTING CONDITIONS FLOOR AREA RATIO CALCULATIONS		
LOCATION	NUMBER	AREA
LOWER LEVEL	1	1,512 SQ.FT.
GROUND LEVEL	2	3,014 SQ.FT.
-42" CLERESTORY	2A	154 SQ.FT.
GARAGE	3	651 SQ.FT.
GARAGE EXEMPTION 254-07 (19)	3A	-400 SQ.FT.
SECOND FLOOR	4	456 SQ.FT.
TOTAL AREA		5,387 SQ.FT.
MAX. ALLOWABLE FLOOR AREA 12.5% (10,000 S.F.)		



EXISTING GARAGE (TO BE REMOVED)

SCALE: 1/8" = 1'-0"



EXISTING LOWER LEVEL PLAN 1512 S.F.

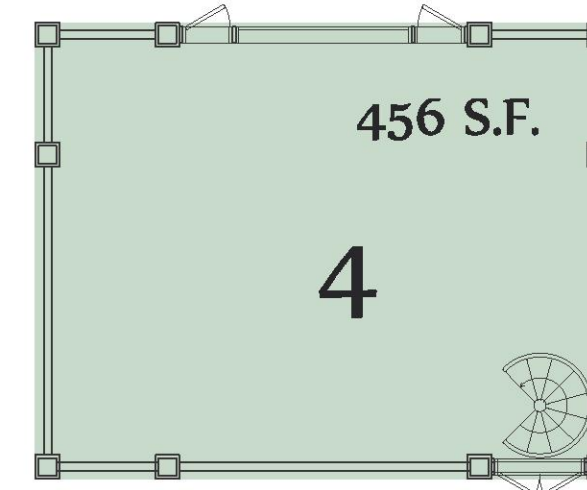
SCALE: 1/8" = 1'-0"

EXISTING / DEMOLITION WEST ELEVATION

SCALE: 1/8" = 1'-0"

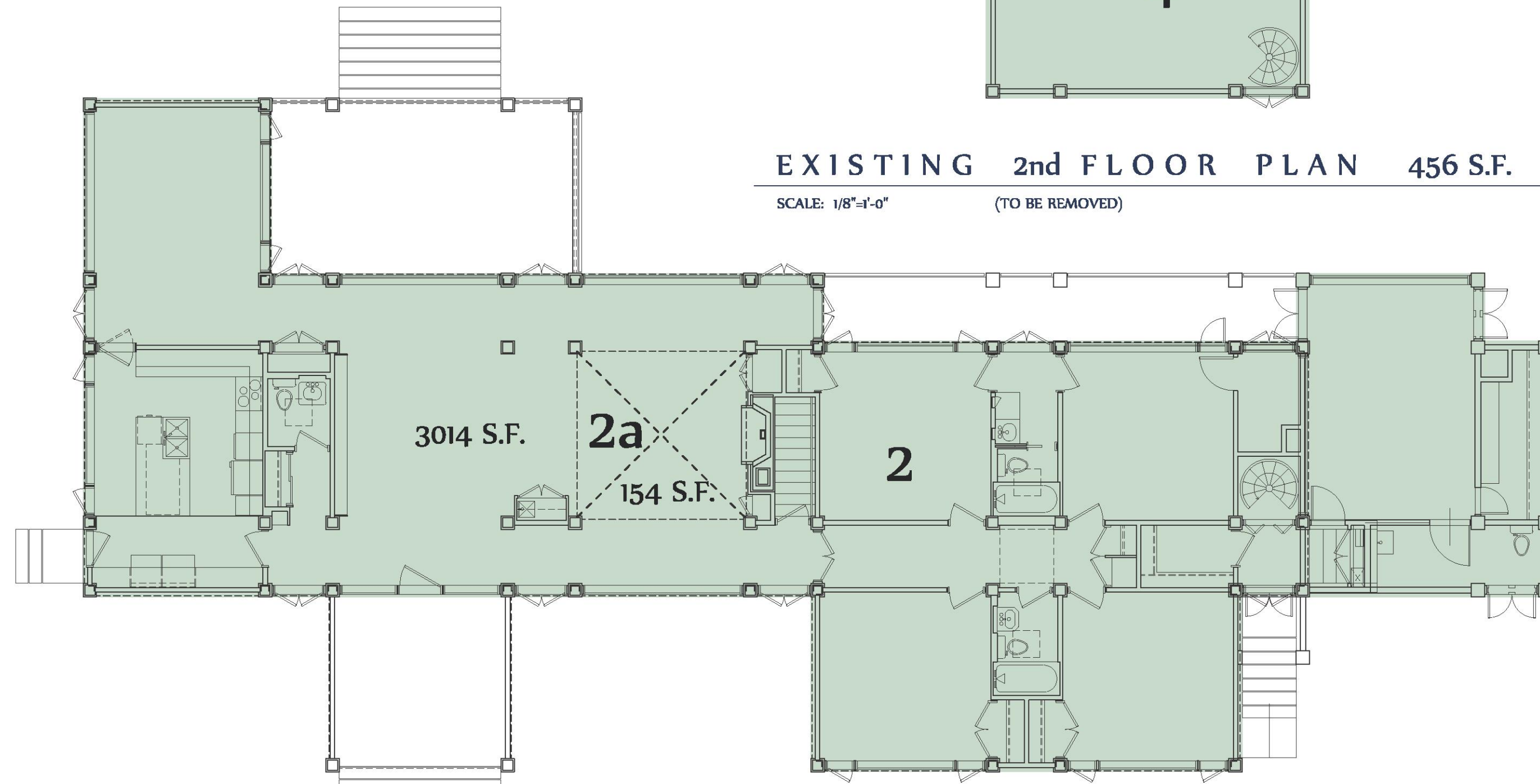
DEMOLITION NOTES

SCOPE OF DEMOLITION TO INCLUDE THE ENTIRE EXISTING SINGLE FAMILY RESIDENCE, DETACHED 2 CAR GARAGE, SWIMMING POOL, POOL DECK, CHANGING ROOM, AND ALL ASSOCIATED APPURTENANCES. REFER TO DRAWING C-1 FOR FULL SCOPE OF ALL SITE DEMOLITION WORK



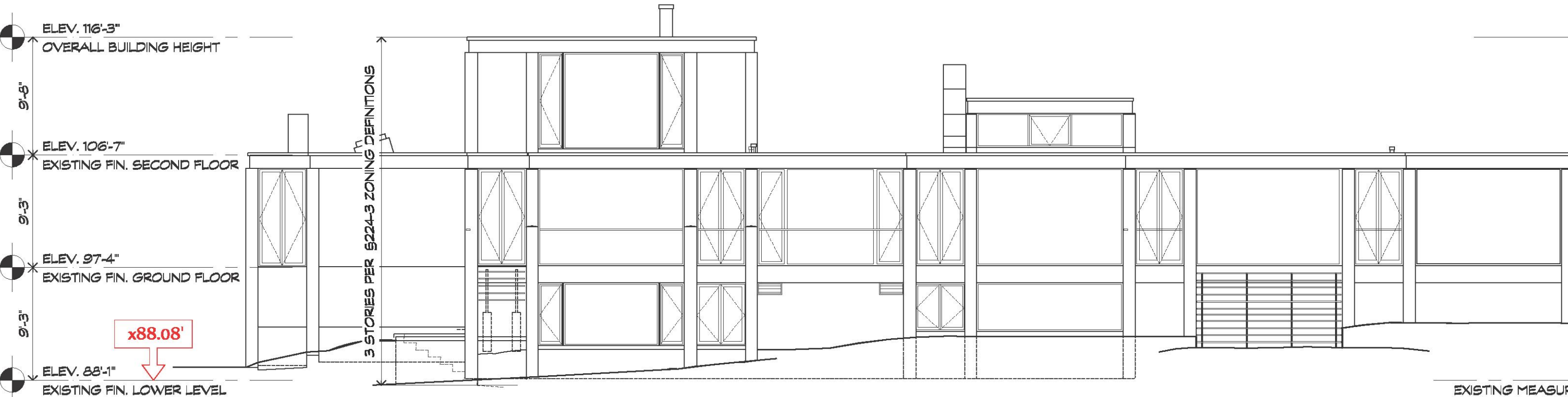
EXISTING 2nd FLOOR PLAN 456 S.F.

SCALE: 1/8" = 1'-0"



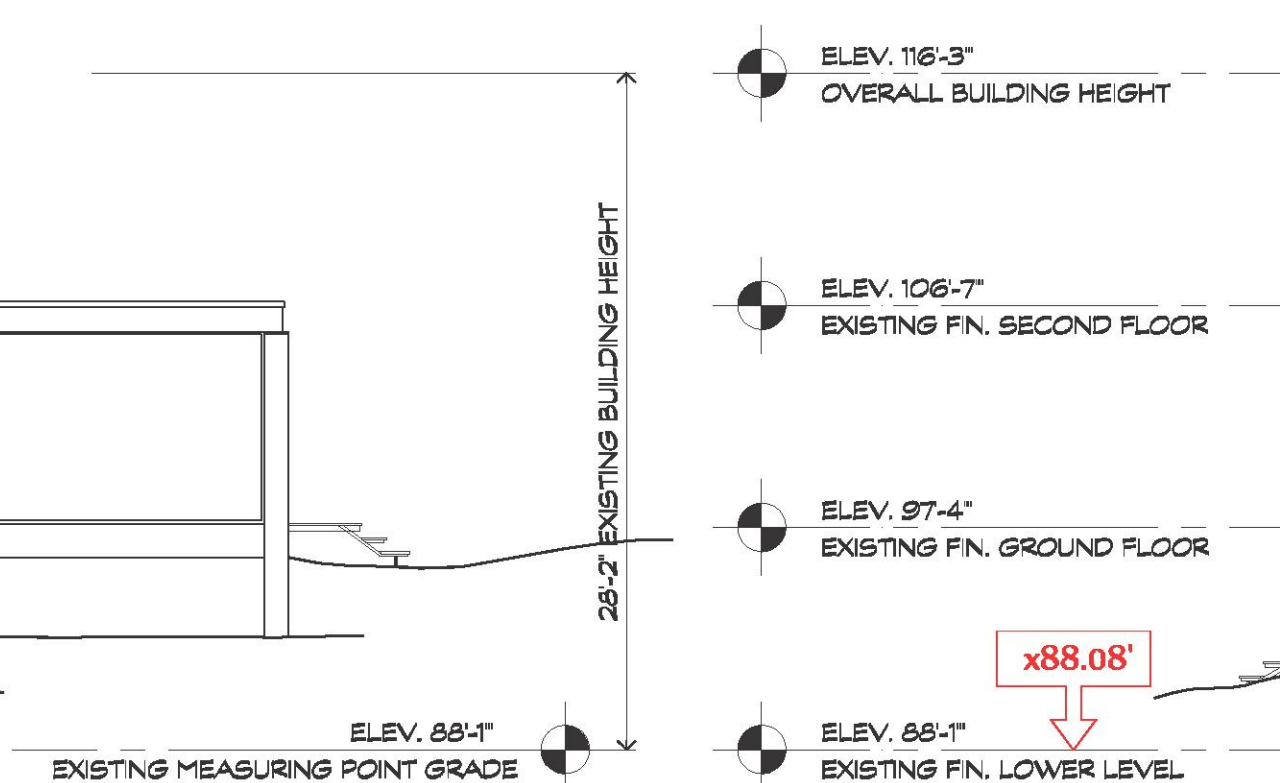
EXISTING / DEMOLITION GROUND LEVEL PLAN 3014 S.F.

SCALE: 1/8" = 1'-0"



EXISTING / DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING / DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0"

ROBERT A. CARDELLO

RAC
ARCHITECTURE + DESIGN

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NEW CONSTRUCTION
BITTENCOURT
RESIDENCE

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES
ARCHITECTURAL
REVIEW BOARD
SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
EXISTING / DEMOLITION
FLOOR PLANS AND
EXTERIOR ELEVATIONS

STAMP AND SIGN

DRAWING #



D2.00



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NOTES

ARCHITECTURAL

REVIEW BOARD

SUBMISSION 12.06.2021

DRAWN BY: BJR

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DRAWING TITLE

PROPOSED RENDERING

FROM THE SOUTH

STAMP AND SIGN

DRAWING #

R3.00

PROPOSED RENDERING FROM THE SOUTH

SCALE: NOT TO SCALE





PROPOSED RENDERING FROM THE NORTH

SCALE: NOT TO SCALE

FOR ARB
APPROVAL ONLY

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NOTES
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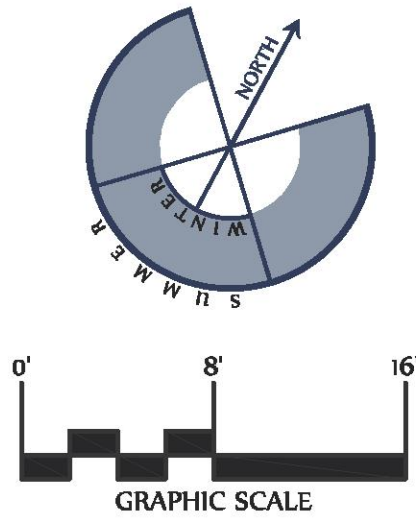
DRAWN BY: BJR
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DRAWING TITLE
**PROPOSED RENDERING
FROM THE NORTH**

STAMP AND SIGN	DRAWING #
	R3.01

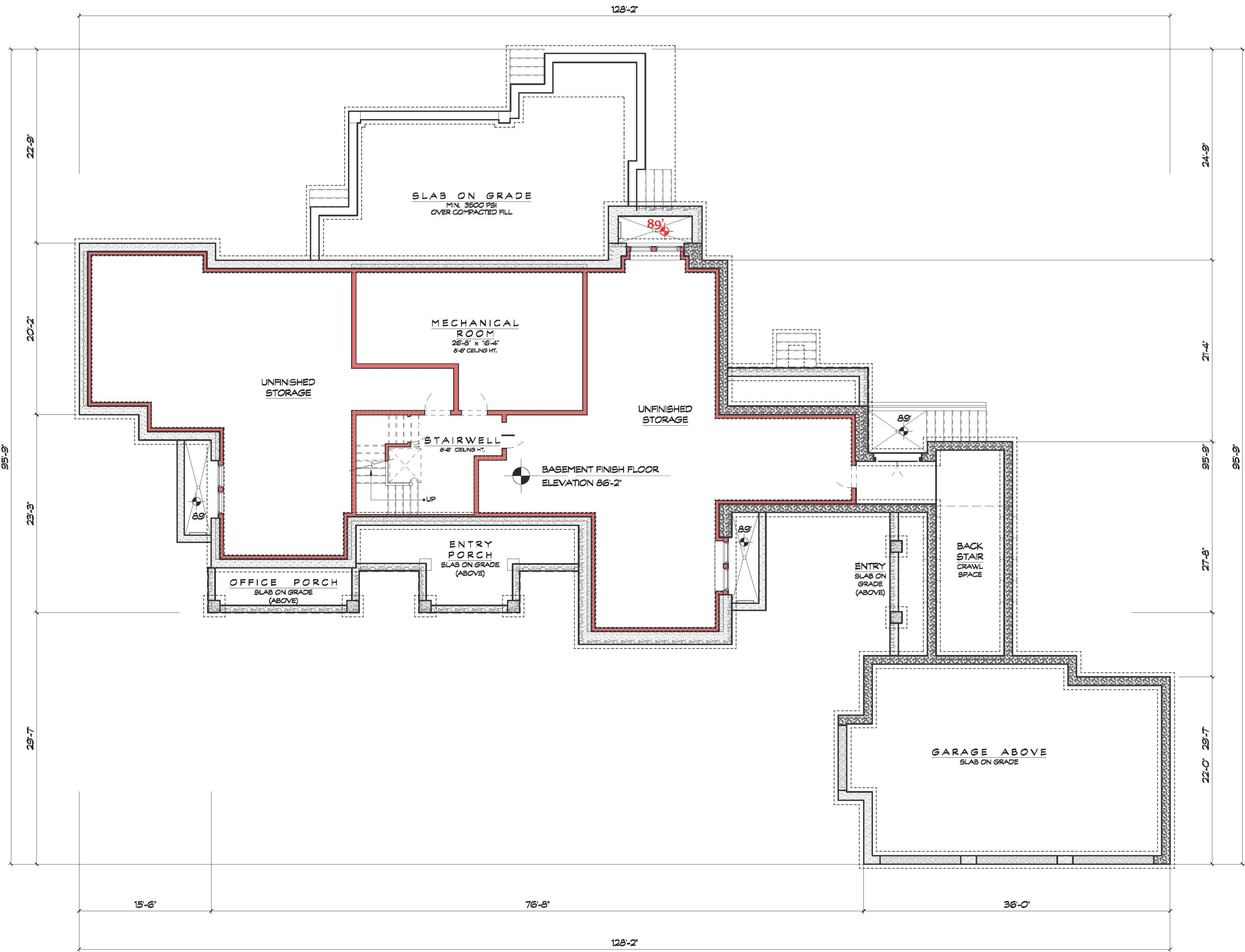
R2

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART				
ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	1F-60	1F-60	1F-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
SIDE YARD SETBACK 1 (FT)	30	171	148	YES
SIDE YARD SETBACK 2 (FT)	60	70	54	YES
SIDE YARD SETBACK 2 (FT)	200	86	84	YES
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EXISTING NON CONFORMITIES TO BE REMOVED				
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• GARAGE 25.25' FROM PROPERTY LINE (30 FT. SIDE SETBACK)				
• NUMBER OF STORIES (EXISTING 3)				



CODE COMPLIANCE

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, AND ALL GOVERNING LOCAL CODES AND REGULATIONS.
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE THE 2020 RESIDENTIAL ENERGY CODE OF NEW YORK STATE, AND ALL GOVERNING LOCAL CODES AND REGULATIONS.



PROPOSED BASEMENT PLAN

SCALE: 1/8" = 1'-0"

B

ROBERT A. CARDELLO

RAC

ARCHITECTURE + DESIGN

60 POST ROAD WEST | WESTPORT, CT | 06880
6 WEST PUTNAM AVENUE | GREENWICH, CT | 06830
TEL: 203 853 2524

FOR ARB
APPROVAL ONLY

DRAWING ISSUE LOG		
No.	DATE	DESCRIPTION
1	08.18.21	1ST SUBMISSION TO PLANNING BOARD
2	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
3	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
4	11.17.21	3RD RESUBMISSION TO PLANNING BOARD
5	12.06.21	SUBMISSION TO ARB

REVISIONS	
1	10.20.21 REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS
2	11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

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NEW CONSTRUCTION
BITTENCOURT
RESIDENCE
39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES
ARCHITECTURAL
REVIEW BOARD
SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
PROPOSED
BASEMENT PLAN W/
EXISTING FOOTPRINT

STAMP AND SIGN

DRAWING #

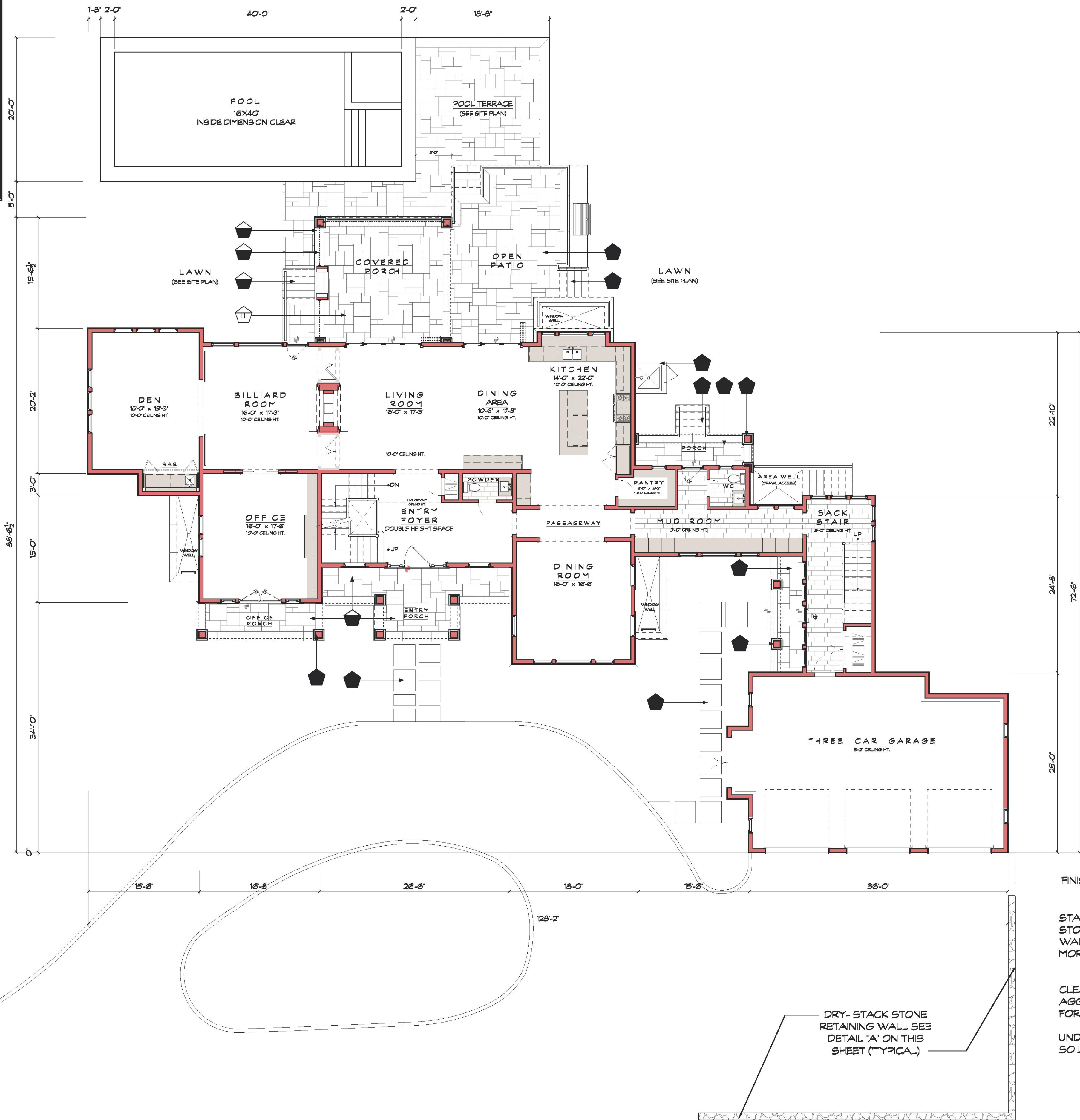
A2.00

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART				
ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	IF-60	IF-60	IF-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
SIDE YARD SETBACK 1 (FT)	30	171	148	YES
SIDE YARD SETBACK 2 (FT)	60	70	54	YES
SIDE YARD SETBACK 2 (FT)	200	86	84	YES
LOT WIDTH (FT)	200	71	71	NO
LOT DEPTH (FT)	200	483	483	YES
FLOOR AREA RATIO (SF)	10,000	5,627	6,724	YES
FAR PERCENTAGE (%)	0.125	0.030	0.040	YES
ALLOWABLE HT. (FT)	35.00	+/- 28.25	34.92	YES
NUMBER OF STORIES	2.5	3.0	2.0	YES
LOT COVERAGE	7.148	7.091	7.115	YES
EXISTING NON CONFORMITIES TO BE REMOVED				
- POOL 23'5" FROM PROPERTY LINE (60 FT. REAR SETBACK)				
- GARAGE 25.25' FROM PROPERTY LINE (30 FT. SIDE SETBACK)				
- NUMBER OF STORIES (EXISTING 3)				

CODE COMPLIANCE

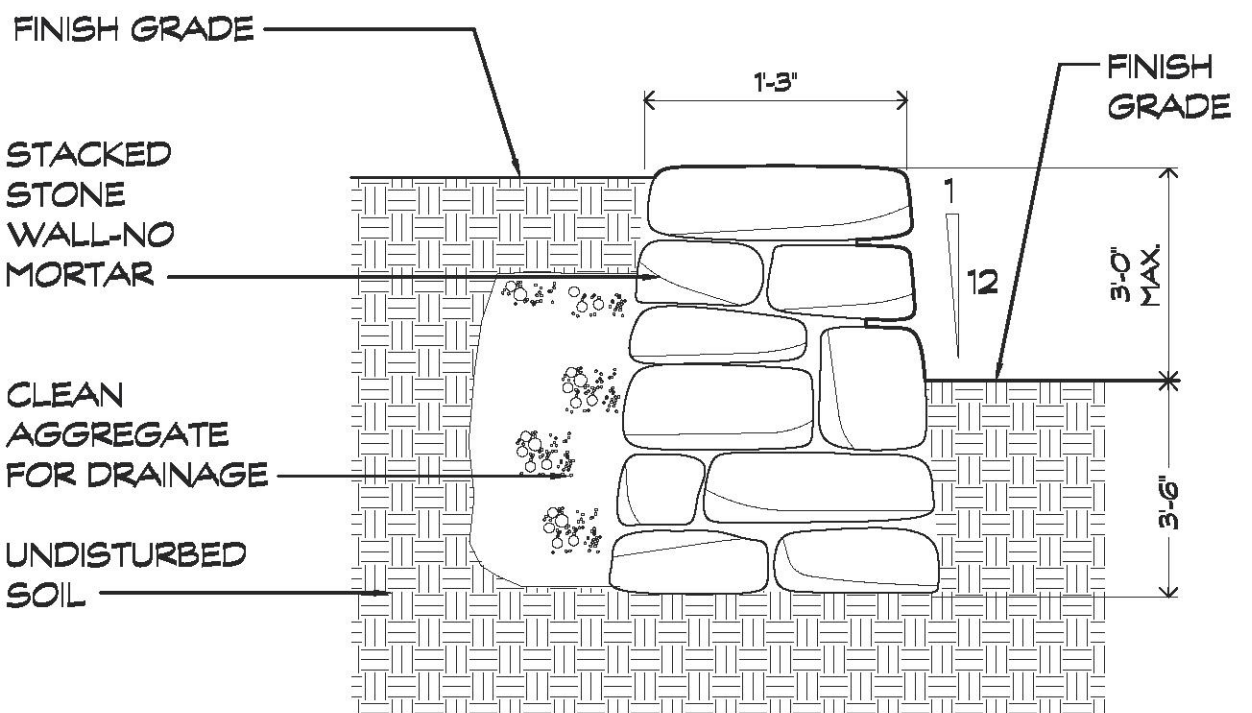
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2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE THE 2020 RESIDENTIAL ENERGY CODE OF NEW YORK STATE, AND ALL GOVERNING LOCAL CODES AND REGULATIONS.



- GENERAL POOL NOTES
- POOL DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION R326 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
 - A TEMPORARY POOL BARRIER SHALL COMPLETELY SURROUND THE SWIMMING POOL DURING CONSTRUCTION UNTIL A PERMANENT BARRIER IS PROVIDED. THE TEMPORARY BARRIER SHALL BE A MINIMUM OF 48" IN HEIGHT.
 - REFER TO SITE PLANS FOR PERMANENT BARRIER IN CONFORMANCE WITH THE VILLAGE OF IRVINGTON CODE, MIN. 5'-0" TO MAX. 6'-6" HEIGHT
 - POOL COVER MUST BE CAPABLE OF SUPPORTING A MINIMUM DEAD WEIGHT OF 400 LBS WHEN FASTENED OR LOCKED IN PLACE OVER SWIMMING POOL.
 - THE POOL COVER MUST FULLY COVER POOL WHEN NOT IN USE AND DURING THE PERIOD OF NOVEMBER 1 THROUGH MARCH 31
 - ALL GATES TO BE SELF-CLOSING AND SELF-LATCHING
 - ALL DOORS AND WINDOWS WITH ACCESS TO THE POOL TO BE ALARMED AS PER NYS CODE §R326.4.2.8 AND ALL GOVERNING LOCAL REGULATIONS.
 - POOL WATER IS TO BE DE-CHLORINATED PRIOR TO DRAW-DOWN. REFER TO CIVIL DRAWINGS FOR POOL DRAINAGE LOCATION
 - NO EXPOSED ELECTRICAL WIRES SHALL BE CLOSER THAN 5 FEET HORIZONTALLY, NOR LOWER THAN 10 FEET ABOVE GROUND, TO THE EDGE OF THE SWIMMING POOL.
 - ALL OUTDOOR LIGHTING AT SWIMMING POOL SHALL BE IN CONFORMANCE WITH VILLAGE ZONING CODE §224-35 AND SHALL NOT BE OPERATED BETWEEN THE HOURS OF 11:00 P.M. AND 7:00 A.M.

Exterior Materials Schedule			
KEY	Location	Material	Color
1	Exterior Finish Siding	Cedar Wood shingles + Stone	Gray
2	Roof	Composite Roof Shakes	Dark Gray
3	Porch Roof (front and Back of the house)	Metal Roof	Gray
4	Fireplace Chimney	Chimney and Building Stone Veneer	Byram Black – Ashlar Pattern
5	Gutter and Leaders	Galvanized Steel	Silver
6	Windows & Terrace Doors	Composite and Fiberglass + Glass	White
7	Main Door	Solid Custom Wood	Brown
8	Garage Door	Composite + Glass	Dark Gray
9	Columns, Trims, Horizontal Banding, Moldings, Eaves, Rakes	Composite	White
10	Front and Rear Porch Finish Floor	Bluestone	Gray
11	Terrace Finish Floor	Bluestone	Gray
12	Terrace Steps	Stone Veneer + Bluestone	Gray
13	Covered Terrace Ceiling	Composite Boards	White
14	Railings	Stainless Steel Cable + IPE Wood	Silver + Brown
15	Covered Porch Screen	Motorized Retractable Screen	Black
16	Outdoor Shower Enclosure	Cedar Wood	White
17	Retaining Walls	Dry-Stack Stone	Byram Black – Ashlar Pattern



ROBERT A. CARDELLO

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FILENAME: 2018 - ARB FIRST SUBMISSION_120621_FINAL.dwg

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NEW CONSTRUCTION

BITTENCOURT RESIDENCE

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES

ARCHITECTURAL REVIEW BOARD SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE

PROPOSED FIRST FLOOR PLAN

STAMP AND SIGN

DRAWING #

A2.01

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

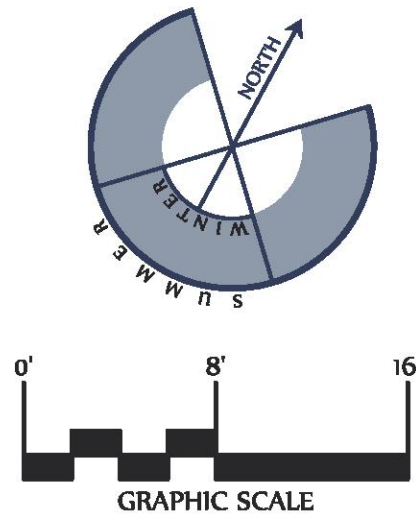
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DRY-STACK STONE RETAINING WALL DETAIL

SCALE: 1/8" = 1'-0"

A

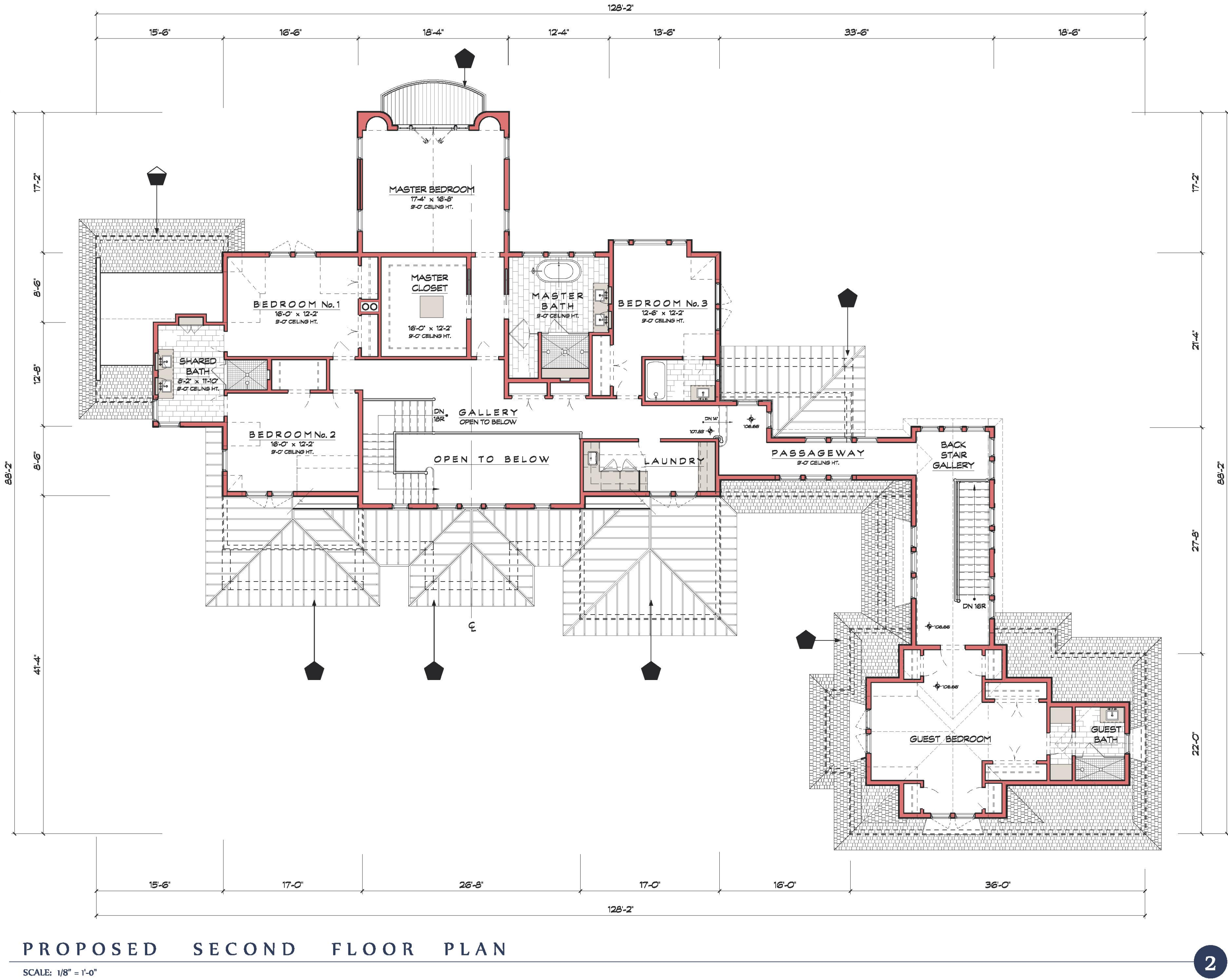
39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART				
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FAR PERCENTAGE (%)	0.125	0.030	0.040	YES
ALLOWABLE HT. (FT)	35.00	+/- 28.25	34.92'	YES
NUMBER OF STORIES	2.5	3.0	2.0	YES
LOT COVERAGE	7.148	7.091	7.115	YES
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- GARAGE 25.25' FROM PROPERTY LINE (30 FT, SIDE SETBACK)				
- NUMBER OF STORIES (EXISTING 3)				



- CODE COMPLIANCE
1.

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2.

ALL WORK SHALL BE PERFORMED IN CONFORMANCE THE 2020 RESIDENTIAL ENERGY CODE OF NEW YORK STATE, AND ALL GOVERNING LOCAL CODES AND REGULATIONS.



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ROBERT A. CARDELLO

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2

11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

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NEW CONSTRUCTION

BITTENCOURT
RESIDENCE

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES

ARCHITECTURAL
REVIEW BOARD
SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE

PROPOSED
SECOND FLOOR PLAN
W/ EXISTING FOOTPRINT

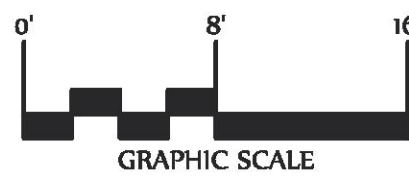
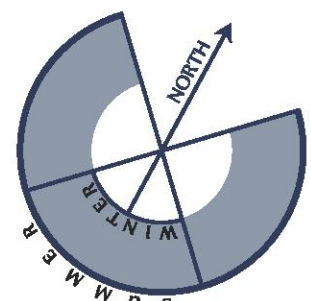
STAMP AND SIGN

DRAWING #

A2.02

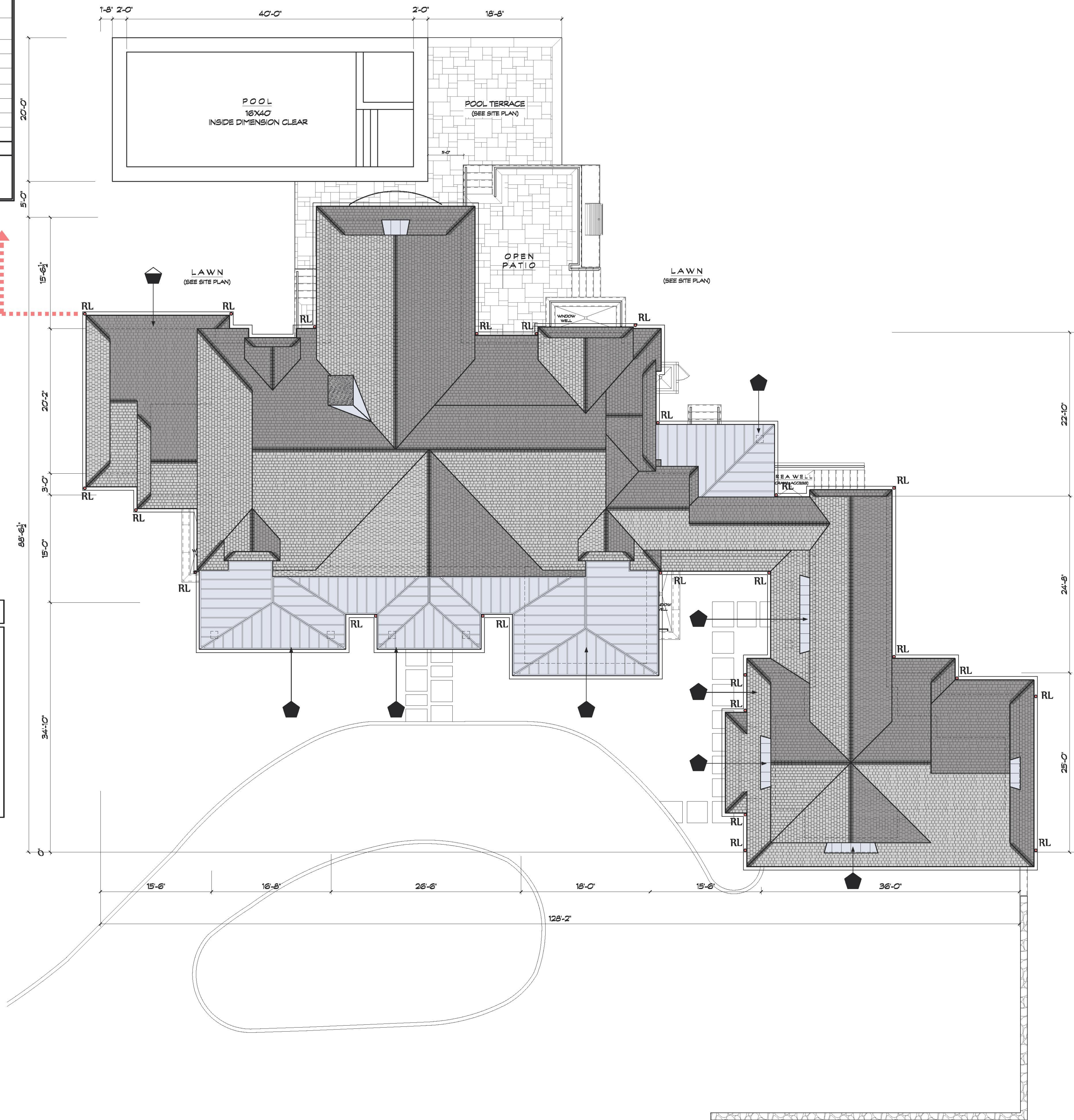
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- NUMBER OF STORIES (EXISTING 3)				

RAIN LEADER
SYSTEM
COLLECTED AND
DISCHARGED
BELOW GRADE TO
INFILTRATION
SYSTEM (SEE CIVIL
DRAWINGS)



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1	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
2	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
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NEW CONSTRUCTION BITTENCOURT RESIDENCE

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES
ARCHITECTURAL
REVIEW BOARD
SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 09.12.2021

DRAWING TITLE
PROPOSED
ROOF PLAN W/ ROOF
LEADER LOCATIONS

STAMP AND SIGN



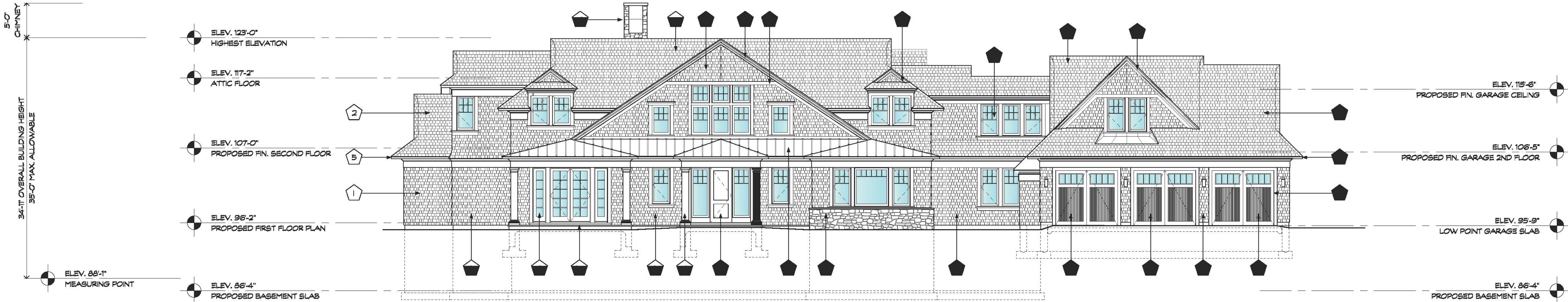
DRAWING #

A2.03

PROPOSED ROOF PLAN WITH RAIN LEADER LOCATIONS

SCALE: 1/8" = 1'-0"

3



PROPOSED FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"

1



PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

2

Exterior Materials Schedule			
KEY	Location	Material	Color
1	Exterior Finish Siding	Cedar Wood shingles + Stone	Gray
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FOR ARB
APPROVAL ONLY

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DRAWN BY: BJR
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DRAWING TITLE
PROPOSED SOUTH & EAST EXTERIOR ELEVATIONS

STAMP AND SIGN	DRAWING #
	A3.00

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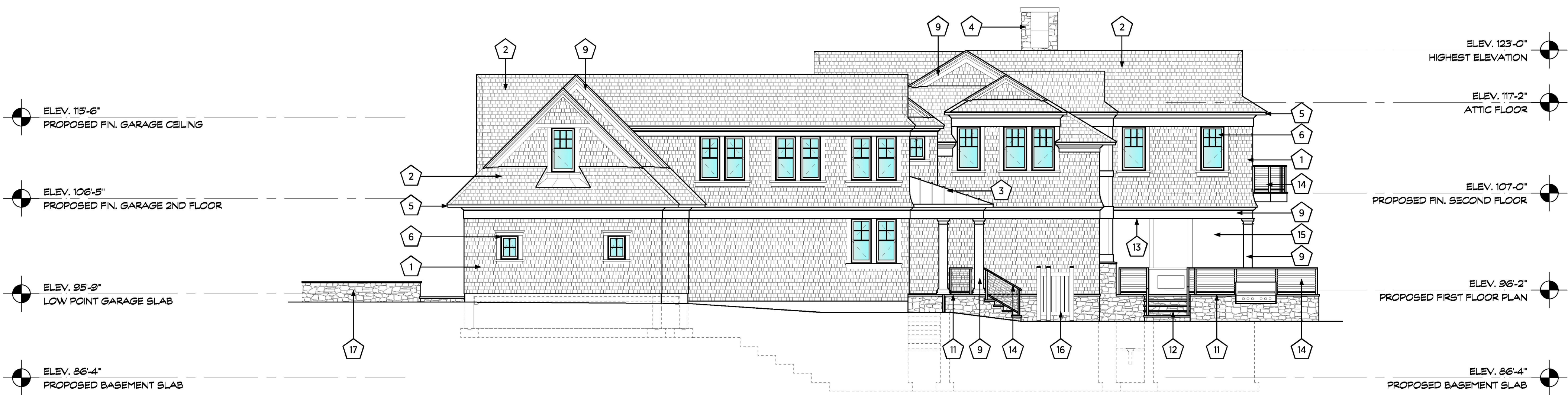
DRAWING TITLE
**PROPOSED
NORTH & WEST
EXTERIOR ELEVATIONS**

STAMP AND SIGN	DRAWING #
	A3.01



PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

3



PROPOSED SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

4

Exterior Materials Schedule			
KEY	Location	Material	Color
1	Exterior Finish Siding	Cedar Wood shingles + Stone	Gray
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16	Outdoor Shower Enclosure	Cedar Wood	White
17	Retaining Walls	Dry-Stack Stone	Byram Black – Ashlar Pattern



- DETAILS**
- FINISH: BLACK
 - MATERIAL: ALUMINUM
 - SHADE MATERIAL: CLEAR HAMMERED SEEDED GLASS
 - DIMMABLE
 - DIMMER RANGE: 100 TO 5%
 - DARK SKY COMPLIANT, TITLE 24 COMPLIANT
 - INSTALLATION TYPE: HARDWIRED
 - ETL LISTED WET
 - WIDTH 6", HEIGHT 18", DEPTH 7.56"
 - 15 WATT (932 LUMENS) 120 VOLT INTEGRATED LED: CRI: 90 COLOR TEMP: 3000K LIFESPAN: 54000 HOURS

EXTERIOR WALL SCONCE "A"

SCALE: N.T.S.

A



- DETAILS**
- FINISH: CHARCOAL
 - MATERIAL: DIE-CAST ALUMINUM
 - SHADE MATERIAL: OPTICAL PURE ACRYLIC
 - DIMMABLE
 - DARK SKY COMPLIANT, TITLE 24 COMPLIANT
 - INSTALLATION TYPE: HARDWIRED
 - ETL LISTED WET
 - WIDTH 6.7", HEIGHT 8.3", DEPTH 7.5"
 - 14.2 WATT (675 LUMENS) 120 VOLT INTEGRATED LED: CRI: 80 COLOR TEMP: 3000K LIFESPAN: 70000 HOURS

EXTERIOR WALL SCONCE "B"

SCALE: N.T.S.

B



- DETAILS**
- FINISH: BLACK
 - MATERIAL: ALUMINUM
 - COLOR TEMPERATURE SELECTABLE
 - DIMMABLE
 - DIMMER RANGE: 100 TO 5%
 - DARK SKY COMPLIANT, TITLE 24 COMPLIANT
 - INSTALLATION TYPE: HARDWIRED
 - ETL LISTED WET
 - WIDTH 6", HEIGHT 4", DEPTH 0.3"
 - 12.9 WATT (162.6 LUMENS) 12 VOLT INTEGRATED LED: CRI: 90 COLOR TEMP: 2700K

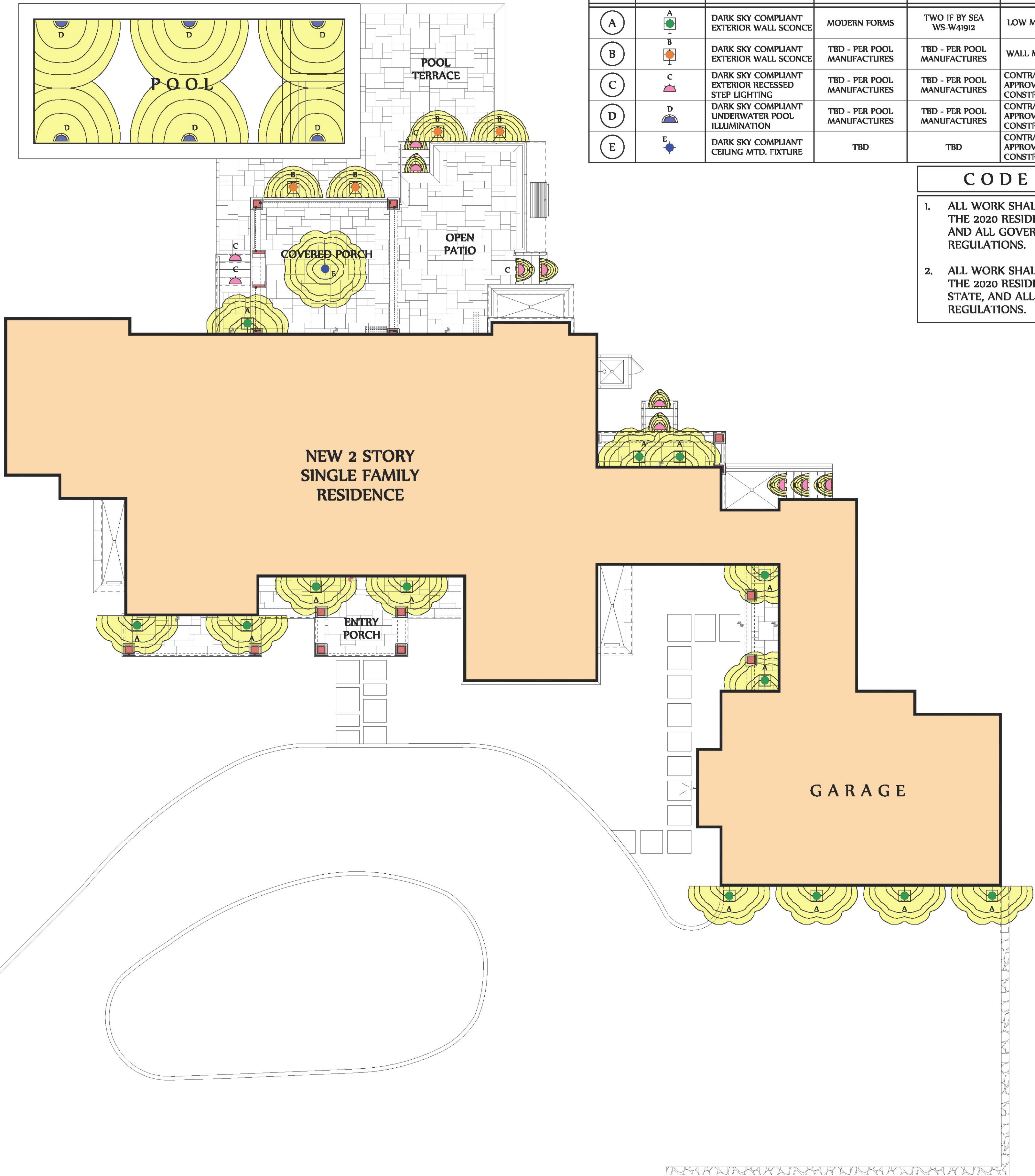
EXTERIOR STEP LIGHTING "C"

SCALE: N.T.S.

C

PROPOSED FIRST FLOOR PLAN WITH DARK SKY COMPLIANT EXTERIOR LIGHTING

SCALE: 1/8" = 1'-0"



LIGHTING FIXTURE AND LUMINAIRE SCHEDULE

KEY	SYMBOL	TYPE	MANUF.	MODEL	REMARKS
(A)		DARK SKY COMPLIANT EXTERIOR WALL SCONCE	MODERN FORMS	TWO IF BY SEA WS-W41912	LOW MOUNTED AT 42" ABOVE GRADE MAX.
(B)		DARK SKY COMPLIANT EXTERIOR WALL SCONCE	TBD - PER POOL MANUFACTURES	TBD - PER POOL MANUFACTURES	WALL MOUNTED AT 84" ABOVE GRADE / FINISH LANDING
(C)		DARK SKY COMPLIANT EXTERIOR RECESSED STEP LIGHTING	TBD - PER POOL MANUFACTURES	TBD - PER POOL MANUFACTURES	CONTRACTOR SHALL SUBMIT CUT SHEETS FOR APPROVAL BY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION
(D)		DARK SKY COMPLIANT UNDERWATER POOL ILLUMINATION	TBD - PER POOL MANUFACTURES	TBD - PER POOL MANUFACTURES	CONTRACTOR SHALL SUBMIT CUT SHEETS FOR APPROVAL BY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION
(E)		DARK SKY COMPLIANT CEILING MTD. FIXTURE	TBD	TBD	CONTRACTOR SHALL SUBMIT CUT SHEETS FOR APPROVAL BY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION

CODE COMPLIANCE

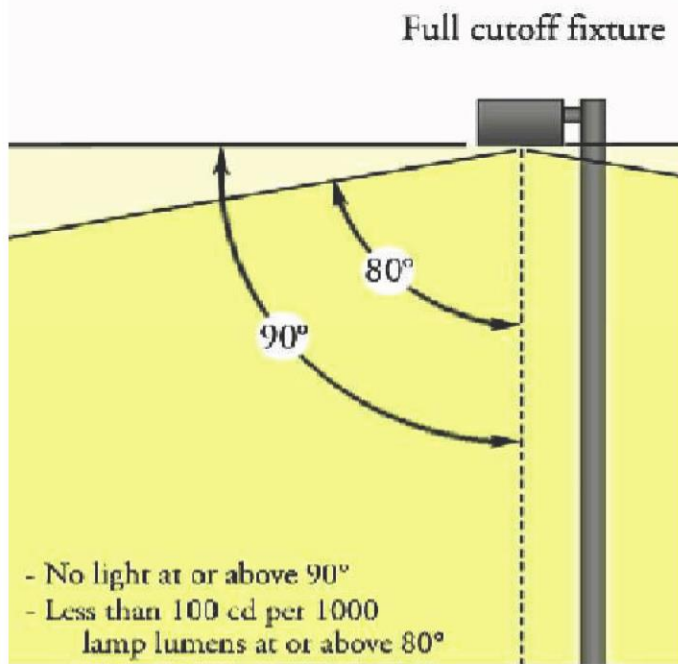
1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, AND ALL GOVERNING LOCAL CODES AND REGULATIONS.
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE THE 2020 RESIDENTIAL ENERGY CODE OF NEW YORK STATE, AND ALL GOVERNING LOCAL CODES AND REGULATIONS.

OUTDOOR LIGHTING NOTES

ALL LIGHTING SHALL BE IN CONFORMANCE WITH VILLAGE ZONING CODE §224-35

OUTDOOR LIGHTING, LIGHTS USED TO ILLUMINATE THE GROUNDS OR THE EXTERIOR OF ANY RESIDENCE OR RECREATIONAL FACILITY ACCESSORY THERETO, INCLUDING, WITHOUT LIMITATION, SWIMMING POOLS, TENNIS COURTS AND PADDLEBALL COURTS, SHALL BE SO ARRANGED AND SHADED AS TO REFLECT LIGHT AWAY FROM ADJOINING PREMISES AND TO MINIMIZE GLARE. LIGHTS USED TO ILLUMINATE RECREATIONAL FACILITIES ACCESSORY TO RESIDENCES SHALL NOT BE OPERATED BETWEEN THE HOURS OF 11:00 P.M. AND 7:00 A.M.

ALL OUTDOOR LIGHTING SHALL BE DARK SKY COMPLIANT, FULL CUTOFF FIXTURES IN ACCORDANCE WITH §224-3 AND SHALL NOT ALLOW LIGHT TO BE EMITTED ABOVE THE FIXTURE AND LIMITS THE LIGHT OUTPUT TO LESS THAN 10% OF TOTAL LUMENS AT AND BELOW 10° UNDER THE HORIZONTAL LINE OF THE FIXTURE. PER ILLUSTRATION BELOW:



ROBERT A. CARDELLO

RAC
ARCHITECTURE + DESIGN

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6 WEST PUTNAM AVENUE | GREENWICH, CT | 06830
TEL: 203 853 2524

FOR ARB
APPROVAL ONLY

DRAWING ISSUE LOG

No.	DATE	DESCRIPTION
1	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
2	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
3	11.17.21	3RD RESUBMISSION TO PLANNING BOARD
4	12.06.21	SUBMISSION TO ARB

REVISIONS

1	10.20.21 REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS
2	11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

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NEW CONSTRUCTION
**BITTENCOURT
RESIDENCE**

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES

ARCHITECTURAL
REVIEW BOARD
SUBMISSION 12.06.2021

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 09.12.2021

DRAWING TITLE

PROPOSED DARK SKY
COMPLIANT EXTERIOR
LIGHTING PLAN

STAMP AND SIGN



DRAWING #

E2.01